

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 225638

ERecordings-RP

MISCELLANEOUS

Recorded On: December 13, 2021 03:03 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 225638  
Receipt Number: 20211213000655  
Recorded Date/Time: December 13, 2021 03:03 PM  
User: Kraig T  
Station: Station 25

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF DENTON     §

**RESIDENCES OF ROANOKE CITY CENTER  
HOMEOWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** The Residences of Roanoke City Center is an addition to the City of Roanoke, Denton County, Texas.

- Amended Final Plat of Roanoke City Center Brownstones was recorded on June 15, 2020, in Document No. 2018-270 in the Official Records of Denton County, Texas.

- 2. DECLARATION INFORMATION:** The Residences of Roanoke City Center Homeowners Association, Inc. is subject to the Declaration of Covenants, Conditions and Restrictions recorded on or about November 15, 2018 as Instrument No. 20181115000445 in the Real Property Records of Denton County, Texas, and:

**First Amendment** to the Declaration of Covenants, Conditions and Restrictions recorded May 24, 2021 in Document No. 93829, Instrument No. 20210524000732, in the Real Property Records of Denton County, Texas;

**Second Amendment** to the Declaration of Covenants, Conditions and Restrictions recorded June 24, 2021 in Document No. 114682, Instrument No. 20210624000696, in the Real Property Records of Denton County, Texas;

**Third Amendment** to the Declaration of Covenants, Conditions and Restrictions recorded Document No. 183499, Instrument No. 20211005000419, in the Real Property Records of Denton County, Texas.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Residences of Roanoke City Center Homeowners Association, Inc.

- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

*clo* Texas Star Community Management, LLC  
6401 S. Custer Road  
Suite 2020  
McKinney, TX 75070

Phone: (469) 899-1000  
Fax: (469) 533-8836  
Website: [www.townsq.io](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

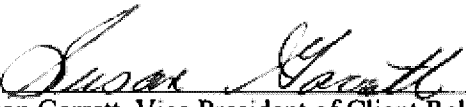
**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate:</b>	<b>\$300.00</b>
<b>Statement of Account</b>	<b>\$75.00</b>
<b>Update Fee:</b>	<b>\$75.00</b>
<b>Transfer Fee:</b>	<b>\$150.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>
<b>Working Capital Contribution:</b>	<b>\$1,400.00</b>

**DATED: December 13, 2021**

**RESIDENCES OF ROANOKE CITY CENTER  
HOMEOWNER ASSOCIATION, INC.  
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC  
a Texas corporation, its managing agent**

By:   
Susan Garrett, Vice President of Client Relations

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS §  
§  
COUNTY OF COLLIN §**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on the 13<sup>th</sup> day of December, 2021.

  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**



**AFTER RECORDING PLEASE RETURN TO:**  
Texas Star Community Management, LLC  
6401 S. Custer Road  
Suite 2020  
McKinney, Texas 75070