

**Denton County
Juli Luke
County Clerk**

Instrument Number: 24048

ERecordings-RP

CERTIFICATE

Recorded On: March 07, 2024 01:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 24048
Receipt Number: 20240307000372
Recorded Date/Time: March 07, 2024 01:17 PM
User: Kraig T
Station: Station 21

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 §**

**HARRIET CREEK RANCH PROPERTY OWNERS 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 Harriet Creek Ranch is a phased addition to the City of Justin, Denton County, Texas.

- The plat of Harriet Creek Ranch recorded on March 19, 2002, as Document No. R0034976, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch recorded on January 17, 2003, as Document No. R0008924, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch recorded on April 19, 2004, as Document No. 49405, Plat Records, Denton County, Texas.
- The plat of Lot I, 2, 3, 4 Block 19 recorded on March 29, 2005, as Document No. 2005-35060, Plat Records, Denton County, Texas.
- The plat of Lot 41R in Harriet Creek Ranch, recorded on May 17, 2005, as Document No. 2005-58157, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch recorded on October 14, 2005, as Document No. 2005-12501, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch recorded on July 10, 2006, as Document No. 2006-82543, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch recorded on August 25, 2006, as Document No. 2005-105140, Plat Records, Denton County, Texas.
- The plat of Harriet Creek Ranch, recorded on November 3, 2006, as Document No. 2006-136324, Plat Records, Denton County, Texas.

2. DECLARATION INFORMATION: Lots in Harriet Creek Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for Harriet Creek Ranch, recorded on as Instrument No. 2002-R0082198, Real Property Records, Denton County, Texas, as it may be amended from time to time; and

- The First Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on October 29, 2003, as Document 178804 in Volume 5549, Page 2780; and
- The Second Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on March 4, 2005, and recorded as Instrument No. 2005- 25462; and
- The Third Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on February 23, 2006, and recorded as Instrument No. 2006- 21223; and
- The Fourth Amendment of the Declarations Conditions and Restrictions as recorded on November 20, 2006, and recorded as Instrument No. 2006-142415.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Harriet Creek Ranch
Homeowners Association, Inc.

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

c/o 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
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00

DATED: February 27, 2024

HARRIET CREEK RANCH HOMEOWNERS ASSOCIATION,
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

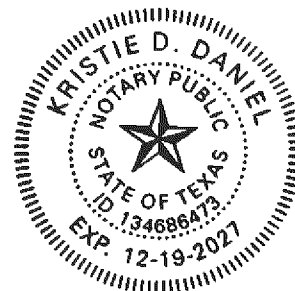
ACKNOWLEDGEMENT

**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 this the 5th day of March, 2024.

Kristie D. Daniel
**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, TX 75070