

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 24920

ERecordings-RP

MISCELLANEOUS

Recorded On: March 11, 2024 09:30 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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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: 24920  
Receipt Number: 20240311000050  
Recorded Date/Time: March 11, 2024 09:30 AM  
User: Jessica S  
Station: Station 9

**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   §

**SUNDOWN 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 Sundown Ranch is a phased addition to the City of Denton, Denton County, Texas.
  - The plat of Sundown Ranch, Phase 1 recorded on February 17, 1998, as Document No. 98-R0011404, in Cabinet O, Page 199-201, Plat Records, Denton County, Texas.
  - The plat of Sundown Ranch, Phase 2 recorded on March 7, 2000, as Document No. OO-R0020392, in Cabinet R, Page 269-271, Plat Records, Denton County, Texas.
  - The plat of Sundown Ranch, Phase 3 recorded on December 18, 2002, as Document No. 2002-R0163069, in Cabinet U, Page 768-769, Plat Records, Denton County, Texas.
  - The plat of Sundown Ranch, Phase 3b recorded on August 27, 2004, as Document No. 1114642, in Cabinet V, Page 854, Plat Records, Denton County, Texas.
  - The Amending Final Plat of Sundown Ranch, Phase 5, recorded May 3, 2013, Document 2013-138, Plat Records of Denton County, Texas.
  - The plat of Unicom Lakes Estates, Phase I recorded on December 7, 2012, as Document No. 2012-284, Plat Records, Denton County, Texas.
  - The plat of Unicom Lakes Estates, Phase 2 recorded on December 7, 2012, as Document No. 2012-285, Plat Records, Denton County, Texas.
  - The plat of Unicom Lake Estates, Phase 3 recorded on June 19, 2013, as Document No. 2013-183, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Sundown Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for Sundown Ranch, recorded on or about June 26, 1998, in Volume 4121, Page 721, Real Property Records, Denton County, Texas, as it may be amended from time to time; and
  - First Supplemental Declaration of Covenants, Conditions and Restrictions filed November 17, 2000, and recorded in Document No. 2000-R011 1329, Volume 4719, Page 244, Real Property Records of Denton County; and
  - Second Supplemental Declaration of Covenants, Conditions and Restrictions for Sundown Ranch filed October 7, 2003, Document No. 2003-R0167544, Volume 5433, Page 800, Real Property Records of Denton County; and Third Supplemental Declaration of Covenants, Conditions, and Restrictions for Sundown Ranch regarding annexation, additions and modifications for Horton property file filed March 4, 2013, Document No. 2013-25217, Real Property Records, Denton County, Texas; and
  - First Amendment of the Declarations of Covenants, Conditions and Restrictions as

recorded on October 29, 2003, Volume 5549, Page 2780, Real Property Records, Denton County, Texas; and

- Third Supplemental Declaration of CC&R Annexation recorded on March 4, 2013, as Document No. 2013-25217, Real Property Records, Denton County, Texas.

**3. NAME OF PROPERTY OWNERS ASSOCIATION:** Sundown 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](http://www.townsq.io)  
Resale Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [www.manager@tscmanagement.com](mailto:www.manager@tscmanagement.com)

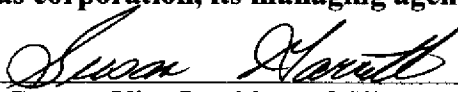
**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

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

**DATED:** March 3, 2024

**SUNDOWN 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

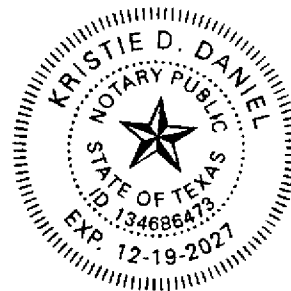
**ACKNOWLEDGEMENT**

**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