

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0006652

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 03/07/2024 at 01:33 PM</p> <p>Document Number: <u>2024-0006652</u></p> <p>Receipt No: <u>24-6135</u></p> <p>Amount: \$ <u>33.00</u></p> <p>Vol/Pg: <u>V:8414 P:177</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Collier, Deputy

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.

Record and Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



THE STATE OF TEXAS

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COUNTY OF KAUFMAN

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**HEATH GOLF AND YACHT CLUB 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 Heath Golf and Yacht Club is a phased addition to the City of Heath, Kaufman and Rockwall Counties, Texas.

- The plat of Heath Golf and Yacht Club, Phase 1A recorded on September 23, 2015, as Document No. 20150000015266, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 1B recorded on December 12, 2016, as Document No. 20160000022328, Plat Records, Rockwall County, Texas.
- The amended plat of Heath Golf and Yacht Club, Phase 1B, recorded on May 11, 2017, as Document No. 20170000008272, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 1C, recorded on October 18, 2017, as Document No. 20170000019475, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Lakes Addition, recorded on October 18, 2017, as Document No. 20170000019477, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 2, Tract 7, recorded on November 17, 2019, as Document No. 21442, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 2, Tract 8, recorded on January 13, 2019, as Document No. 729, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 2, Tract 9, recorded on May 22, 2019, as Document No. I 1589, Plat Records, Kaufman County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 2, Tract 11, recorded on May 13, 2021, as Document No 2021-0018905, Plat Records, Kaufman County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 3, Tract 16, recorded on October 4, 2021, as Document No 2021-0000026659, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 3, Tract 17, recorded on October 4, 2021, as Document No 2021-0000026557, Plat Records, Rockwall County, Texas.
- The plat of Heath Golf and Yacht Club, Phase 4, Tract 12, recorded on November 22, 2023, as Document No 2021-0000019760, Plat Records, Rockwall County, Texas.
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2. DECLARATION INFORMATION: Lots in Heath Golf and Yacht Club are subject to the Declaration of Covenants, Conditions & Restrictions for Heath Golf and Yacht Club, recorded on September 24, 2015, as Instrument No. 15374, Real Property Records, Rockwall County, Texas, as it may be amended from time to time.

- First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions

Applicable to Heath Golf & Yacht Club, City of Heath, Rockwall and Kaufman Counties, Texas recorded September 28, 2018, as Instrument No. 2018-0024764 in the Real Property Records of Kaufman County, Texas

3. NAME OF PROPERTY OWNERS ASSOCIATION: Heath Golf and Yacht Club HOA, 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

**HEATH GOLF AND YACHT CLUB HOMEOWNERS
ASSOCIATION, INC.**
a Texas property owners association

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

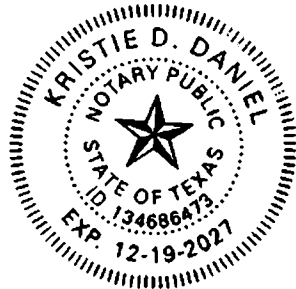
By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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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, Texas 75070