

**THE STATE OF TEXAS   §  
  §  
COUNTY OF DALLAS   §**

**CHIMNEYHILL TOWNHOME ASSOCIATION  
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:** ChimneyHill is an addition to the City of Dallas, Dallas County, Texas. The plat is recorded in the Plat Records of Dallas County, Texas as Volume 71189, Page 2272 on September 28, 1971.
- 2. DECLARATION INFORMATION:** Lots in ChimneyHill Homeowners Association are subject to the Declaration of Covenants, Conditions & Restrictions for ChimneyHill Homeowners Association recorded on September 28, 1971, as Volume 72054 Pages 1536-1556, Real Property Records, Dallas County, Texas, as it may be amended from time to time.
  - Declaration of Annexation of the Second and Third Installments of ChimneyHill to the Existing Declaration of Covenants, Conditions and Restrictions of ChimneyHill filed March 21, 1973, as Document No. 197300548346 in Volume 73058 Page 0395 in Real Property Records of Dallas County, Texas.
  - Declaration of Annexation of the Fourth Installment of ChimneyHill to the existing Declaration of Covenants, Conditions and Restrictions of ChimneyHill filed May 23, 1974, in Volume 74102, Page 1263 in the Real Property Records of Dallas County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** ChimneyHill 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: [manager@tscmanagement.com](mailto: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>
<b>Lien Agreement Prep:</b>	<b>\$150.00</b>
<b>Inspection Fee:</b>	<b>\$20.00</b>

**DATED** February 23, 2024

**CHIMNEYHILL TOWNHOME ASSOCIATION,  
a Texas property owners association**

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

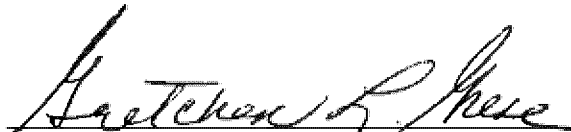
By:   
Susan Garrett, Vice President of Client Relations

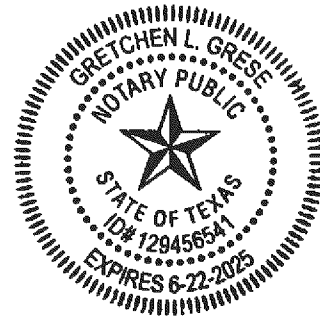
**ACKNOWLEDGEMENT**

**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 the 23<sup>rd</sup> day of February, 2024

  
**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

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400039254

eRecording - Real Property

**Recorded On:** February 27, 2024 03:18 PM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 202400039254  
**Receipt Number:** 20240227000644  
**Recorded Date/Time:** February 27, 2024 03:18 PM  
**User:** Lynn G  
**Station:** Cc147

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX