

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

THE STATE OF TEXAS §  
§  
COUNTY OF TARRANT §

**ASSOCIATION OF DEER VALLEY  
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:** Although marketed and known as "Deer Valley," the subdivision is platted as certain sections of Deer Creek, in the City of Arlington, Texas.

- The land initially subject to the Declaration is Deer Creek Section 3A, according to the plat thereof recorded on August 25, 2006, as Document No. D206265564, in Cabinet A, Slide 11373, Plat Records, Tarrant County, Texas.
- The replat of Lots 13-15, Block 14, recorded on July 13, 2007, as Document No. D207245389, Plat Records, Tarrant County, Texas.
- The plat of phase 3B Deer Creek Section was recorded on July 6, 2009, as Document No. D209179529 in the Real Property Records of Tarrant County.
- The plat of Deer Creek, Section 3C was recorded on December 16, 2009, Document D209327514 in the Real Property Records of Tarrant County.

**2. DECLARATION INFORMATION:** Homes in the Association of Deer Valley are subject to the Declaration of Covenants, Conditions. Restrictions for the Association of Deer Valley, recorded on September 25, 2006, as Document No. D206298973, Real Property Records, Tarrant County, Texas, as it may be amended or supplemented from time to time.

- Common Area Amendment recorded on November 27, 2007, as Document No. D207419890, Real Property Records, Tarrant County, Texas, from time to time.
- Rental Restrictions Amendment recorded on August 19, 2008, as Document No. D208324198, Real Property Records of Tarrant County, Texas
- Amendment of Annexation of Section 3B (41.583 acres to be platted as Deer Creek Section 3B) pm September 9, 2008, as Document D208351814, Real Property Records of Tarrant County, Texas.
- Renamed & Restated Amendment of Annexation (land platted as Deer Creek Sections 3B & 3C, Recorded on March 11, 2011, as Document No. D211059044 in the Real

Property Records of Tarrant County, Texas.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Association of Deer Valley Owners.
4. **HOW TO CONTACT THE ASSOCIATION THROUGH 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 Certificate: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto: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
Reserve Contribution:	\$235.00

**DATED:** March 11, 2024

**ASSOCIATION OF DEER VALLEY 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

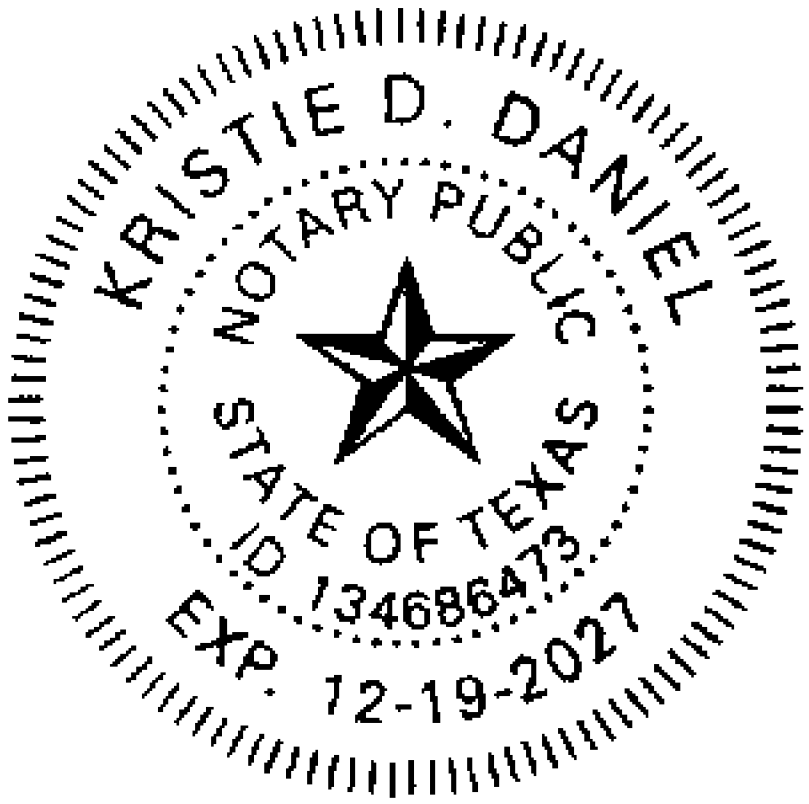
ACKNOWLEDGEMENT

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan, Garrett, known to 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 11th 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