

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**RIDGEVIEW AT PANTHER CREEK 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:** Ridgeview at Panther Creek is a phased addition to the City of Frisco, Collin County, Texas.
 - The plat of Phase I was recorded on August 20, 2012, as Document No. 20120820010002040, Plat Records, Collin County, Texas.
 - The plat of Phase II was recorded on September 26, 2014, as Document No. 20140926010003310, Plat Records, Collin County, Texas.
 - The plat of Phase III was recorded on February 26, 2016, as Document No. 20160226010000810, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Ridgeview at Panther Creek are subject to the Declaration of Covenants, Conditions & Restrictions for Ridgeview at Panther Creek Homeowners Association an Addition to The City of Frisco, Collin County, Texas, recorded on December 13, 2012, as Document No. 20121213001589560 of the Real Property Records, Collin County, Texas, as it may be amended from time to time; and
 - First Supplemental Declaration for Ridgeview at Panther Creek, Phase 2, recorded on November 19, 2014, in Document No. 20141119001265650, Real Property Records of Collin County.
 - Second Supplemental Declaration for Ridgeview at Panther Creek, Phase 3 recorded January 5, 2016, in Document No. 20160105000011400, Real Property Records of Collin County.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Ridgeview at Panther Creek Homeowners Association, Inc.
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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: March 11, 2024

**RIDGEVIEW AT PANTHER CREEK 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

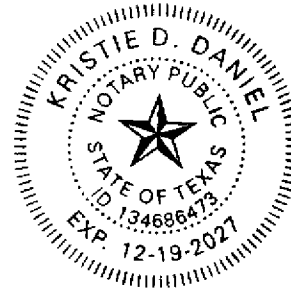
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
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 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
6041 Custer Road, Suite 2020
McKinney, TX 75070

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000028624

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2024 02:34 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000028624
Receipt Number: 20240312000390
Recorded Date/Time: March 12, 2024 02:34 PM
User: Michelle W
Station: Workstation cck025

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX