

THE STATE OF TEXAS §
 §
 COUNTY OF JOHNSON §

**PECAN GROVE HOMEOWNERS 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: Pecan Grove HOA is a phased addition to the City of Burleson, Johnson County, Texas.

- Amending Plat was recorded on May 12, 2022, as Document No. 2022-90, Drawer M, as Plat Records, Johnson County, Texas.

2. DECLARATION INFORMATION: Lots in Pecan Grove are subject to the Declaration of Covenants, Conditions & Restrictions for Pecan Grove an Addition to The City of Burleson, Johnson County, Texas, recorded on September 17, 2024 as Document No. 2024-26560, of the Real Property Records, Johnson County, Texas, as it may be amended from time to time, and

3. NAME OF PROPERTY OWNERS ASSOCIATION: Pecan Grove HOA, Inc.

4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:

c/o Texas Star Community Management LLC
 640 I S Custer Road, Suite 2020
 McKinney. TX 75070

Phone: (469)899-1000
 Fax: (469) 533-8836
 Website: townsq.io
 Resale 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
Working Capital	\$750.00

Reserve Contribution

\$750.00

DATED: June 25, 2025

PECAN GROVE HOA
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC.**

By: *Susan Garrett*
Susan Garrett, Vice President of Community Relations

ACKNOWLEDGEMENT

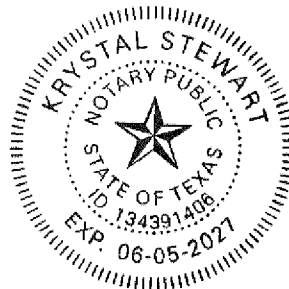
**THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purpose and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 27th day of June, 2025.

**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

Krystal Stewart



AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6401 S. Custer Road Suite 2020
McKinney, TX 75070

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 18834

eRecording - Real Property

Certificate/Certification

Recorded On: June 30, 2025 11:35 AM

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: 2025 - 18834
Receipt Number: 20250630000043
Recorded Date/Time: June 30, 2025 11:35 AM
User: Honor C
Station: CCL45

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long