

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**COUNTRY CREEK CONDOMINIUM
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory condominium association.

- 1. SUBDIVISION INFORMATION:** Country Creek Association is a phased addition to the City of Dallas, Dallas County, Texas.
 - The Subdivision is recorded according to the Map and Plat Records in DALLAS County, Texas, as follows; Country Creek Association, recorded under File No. 79252/388, along with any supplements or replats thereof;
 - Country Creek Replat Amended, recorded under File No. 80063/1866, along with any supplements or replats thereof;
- 2. DECLARATION INFORMATION:** The Declarations for the Association are recorded in the Real Property Records of DALLAS County, Texas, as follows: Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201500215631
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201900114801
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D202000076845
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201200023129
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201200023132
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201200023131
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201000261417
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201200023130
 - Notice of Filing of Dedicatory Instruments for Country Creek Condominiums under Dallas County File no. D201200023134

3. NAME OF PROPERTY OWNERS' ASSOCIATION: Country Creek Association.

4. HOW TO CONTACT THE ASSOCIATION THROUGH IT'S 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
Resale Certificate: 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 23, 2024

COUNTRY CREEK 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

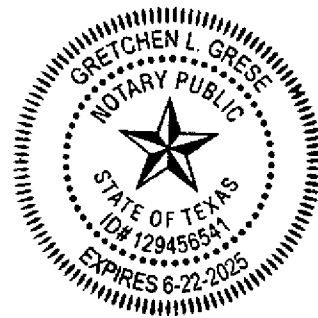
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BEFORE ME. the undersigned notary public, on this day personally appeared Susan Garrett known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration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

SUBSCRIBED AND SWORN TO BEFORE ME, on the 23 day of February, 2024

Gretchen L. Grese

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

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

Instrument Number: 202400048322

eRecording - Real Property

Recorded On: March 11, 2024 10:09 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: 202400048322
Receipt Number: 20240311000090
Recorded Date/Time: March 11, 2024 10:09 AM
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