

Denton County
Juli Luke
County Clerk

Instrument Number: 153117

ERecordings-RP

MISCELLANEOUS

Recorded On: August 24, 2021 08:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** **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: 153117
Receipt Number: 20210824000064
Recorded Date/Time: August 24, 2021 08:56 AM
User: Denise W
Station: Station 18

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PARKSIDE AT WOODLAKE
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: Parkside at Woodlake is a phased addition to the City of Flower Mound, Denton County, Texas.

- The plat of Phase 1 was recorded on July 10, 2015, as Document No. 2015-265 Plat Records, Denton County, Texas.
- The amended plat of Phase 1 was recorded on April 5, 2016, as Document No. 2016-138, Plat Records, Denton County, Texas.
- The plat of Phase 2 was recorded on April 26, 2017, as Document No. 2017-200, Plat Records, Denton County, Texas.

2. DECLARATION INFORMATION: Lots in Parkside at Woodlake are subject to the Declaration of Covenants, Conditions & Restrictions for Parkside at Woodlake an Addition to The City of Flower Mound, Denton County, Texas, recorded on October 22, 2015, as Document No. 2015-122995, of the Real Property Records, Denton County, Texas, as it may be amended from time to time.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Parkside at Woodlake Homeowners Association, Inc.

4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

<i>clo</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resales Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate: **\$300.00**

Statement of Account **\$75.00**

Update Fee: **\$75.00**

Transfer Fee: **\$150.00**

Lender Questionnaire:

Up to \$200.00

DATED: August 24, 2021

PARKSIDE AT WOODLAKE HOMEOWNERS ASSOCIATION,
a Texas property owners association

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

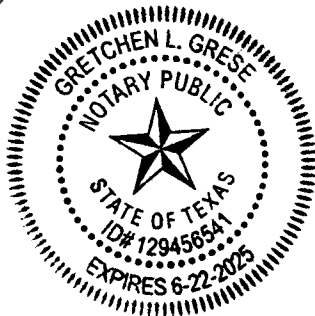
By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

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 24 day of August, 2021.



Gretchen L. Grese
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