

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**LATERA 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:** Latera is an addition to the City of Frisco, Collin County, Texas.
 - The plat of Phase One was recorded on November 12, 2004, as Document No. 20041112001641470, in Book 519S, Page 17, Plat Records, Collin County, Texas.
 - The plat of Phase Two was recorded on February 28, 2014, as Document No. 20140228010000680, Cabinet 2014, Page 101, Plat Records, Collin County, Texas.
 - The plat was Phase Three filed on July 30, 2015 under document No. 20150730010002670, Real Property Records of Collin County.
 - The plat for Phase Four was filed August 11, 2017, under Document No. 20170811010003910, Real Property Records of Collin County.
- 2. DECLARATION INFORMATION:** Lots in Latera are subject to the Declaration of Covenants, Conditions & Restrictions for Latera (Phases I, II, II), Frisco, Texas recorded on November 19, 2004, as Document No. 2004-0167787, Book 5800, page 1533, Real Property Records, Collin County, Texas as it may be amended from time to time;
 - Amendment to Declaration of Covenants, Conditions and Restrictions were filed on April 4, 2012, under Document No. 20120404000392710 in the Real Property Records of Collin County, Texas.
 - Assignment of Declarant's Rights-Latera recorded under Document No. 2011007001075770, Real Property Records of Collin County, Texas.
 - Supplementary Declaration of Covenants, Conditions and Restrictions [Phase II] filed September 15, 2015, under Document No. 20150915001168050 in the Real Property Records of Collin County, Texas.
 - Supplementary Declaration of Covenants, Conditions and Restrictions [Phase III] filed September 15, 2015, under Document No. 20150915001168060 in the Real Property Records of Collin County, Texas.
 - Supplementary Declaration of Covenants, Conditions and Restrictions [Phase IV] filed September 15, 2015, under Document No. 20150915001168070 in the Real Property Records Collin County.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Latera Homeowners Association

4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS 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 Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

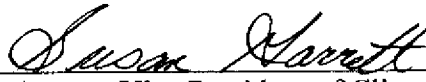
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

| | |
|-----------------------------|-----------------------|
| Resale Certificate | \$375.00 |
| Statement of Account | \$75.00 |
| Update Fee | \$75.00 |
| Transfer Fee | \$200.00 |
| Lender Questionnaire | Up to \$200.00 |

DATED: February 28, 2024

**LATERA 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

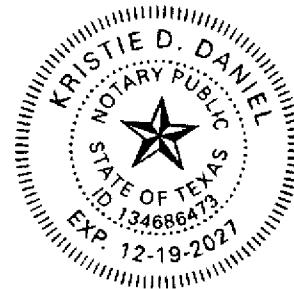
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to 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 5th 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

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000027677

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 11, 2024 08:57 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: 2024000027677

Receipt Number: 20240311000067

Recorded Date/Time: March 11, 2024 08:57 AM

User: Dwayne K

Station: Station 11

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

