

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PARKER SOUTHRIDGE HOMEOWNERS ASSOCIATION
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required by Section 2019.004, Texas Property Code**

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

- 1. SUBDIVISION INFORMATION:** Parker Southridge is an addition to the City of Parker, Collin County, Texas.
 - The plat of Phase 1 was recorded on June 28, 2006. as Document No. 20060628010002810, Plat Records, Collin County, Texas.
 - The plat of Phase 2 was recorded on October 24, 2007. as Document No. 20071024010003800, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in the Parker Southridge are subject to the Declaration of Covenants, Conditions and Restrictions for Southridge Estates, Parker, Texas recorded on September 7, 2006, as Document No. 20060907001293560, Real Property Records, Collin County, Texas, as it may be amended from time to time.
 - First Supplement to the Declaration of Covenants, Conditions and Restrictions for Southridge Estates, Parker, Texas was filed January 28, 2008, Document No. 20080128000108250 in the Real Property Records of Collin County, Texas
 - First Amendment to the Declaration of Covenants, Conditions and Restriction for Southridge Estates, Parker, Texas, was filed September 30, 2008, Document No. 200809300010068570, Real Property Records of Collin County, Texas.
 - Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Southridge Estates, Parker, Texas, filed October 31, 2014, Document No. 20141031001189630, Real Property Records of Collin County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Parker Southridge Homeowners Association, Inc.
- 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: March 11, 2024

**PARKER SOUTHRIDGE 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

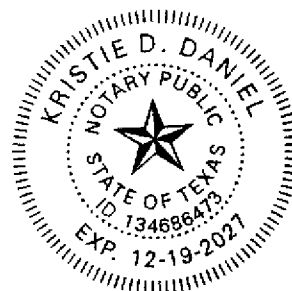
ACKNOWLEDGEMENT

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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 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
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000028688

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2024 02:53 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: 2024000028688

Receipt Number: 20240312000462

Recorded Date/Time: March 12, 2024 02:53 PM

User: Michelle K

Station: cck051

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