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**COUNTY OF DALLAS**

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**EASTRIDGE TERRACE  
CONDOMINIUM 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 condominium association.

1. **SUBDIVISION INFORMATION:** Eastridge Terrace is an addition to the City of Dallas, Dallas County, Texas. The location of the Condominium is 6600 Eastridge Drive, in the City of Dallas, Dallas County, Texas.
2. **DECLARATION INFORMATION:** Homes in Eastridge Terrace are subject to the Condominium Declaration for Eastridge Terrace an Addition to The City of Dallas, Dallas County, Texas, recorded on November 5, 1975, Volume 75217, Page 1846, of the Condominium Records, Dallas County, Texas, as it may be amended from time to time, and;

First Amendment to The Condominium Declaration for Eastridge Terrace Condominium Owners Association, recorded on July 22, 1983 in the Condominium Records, City of Dallas, Dallas County, Texas in Volume 83143, Page 0331, and;

Second Amendment to The Condominium Declaration for Eastridge Terrace Condominium Owners Association, recorded July 22, 1983 in the Condominium Records, City of Dallas, Dallas County, Texas in Volume 83143, Page 0335;

Third Amendment to The Condominium Declaration for Eastridge Terrace Condominium Association, recorded February 26, 2020 in the Condominium Records, City of Dallas, Dallas County, Texas, Document No. 202000054634;

Fourth Amendment to The Condominium Declaration for Eastridge Terrace Condominium Owners Association, recorded September 25, 2020, in the Condominium Records, City of Dallas, Dallas, County, Texas, Document No. 202000262350.

**NAME OF PROPERTY OWNERS ASSOCIATION:** Eastridge Terrace Homeowners Association, Inc.

- 3. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

**clo 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](http://www.townsq.io)

**Resales Certificates:** [www.homewisedocs.com](http://www.homewisedocs.com)

Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

**4. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate:</b>	<b>\$300.00</b>
<b>Statement of Account</b>	<b>\$ 75.00</b>
<b>Update Fee:</b>	<b>\$ 75.00</b>
<b>Transfer Fee:</b>	<b>\$150.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>

**DATED:** July 26, 2021

**EASTRIDGE TERRACE CONDOMINIUM OWNERS  
ASSOCIATION, INC.**  
a Texas condominium association

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

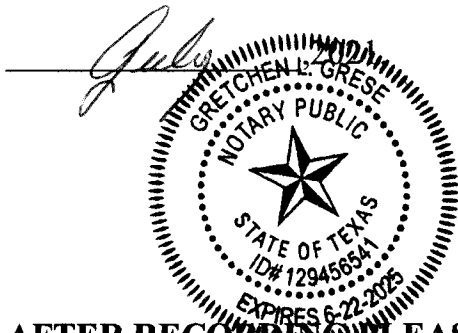
By:   
Susan Garrett, Vice President of Client Relations

## 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 26 day of



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

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

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**Instrument Number:** 202100251087

eRecording - Real Property

**Recorded On:** August 23, 2021 03:15 PM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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:** 202100251087  
**Receipt Number:** 20210823001058  
**Recorded Date/Time:** August 23, 2021 03:15 PM  
**User:** Lynn G  
**Station:** CC18

**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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.