

**Denton County
Juli Luke
County Clerk**

Instrument Number: 71383

ERecordings-RP

RESTRICTIONS

Recorded On: June 30, 2025 12:43 PM

Number of Pages: 3

" 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: 71383
Receipt Number: 20250630000180
Recorded Date/Time: June 30, 2025 12:43 PM
User: Marlene F
Station: Station 19

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 §

**GLENWOOD VILLAGE 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:** Glenwood Village is a phased addition to the City of Denton, Denton County, Texas. The final plat was recorded on May 29, 2013, as Document No. 2013-162, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Glenwood Village are subject to the Declaration of Covenants, Conditions & Restrictions for Glenwood Village an Addition to The City of Denton, Denton County, Texas, recorded on March 27, 2014, as Document No. 2014-26531, of the Real Property Records, Denton County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Glenwood Village Homeowners Association
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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
Resales 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
Homeowner to Homeowner	
Reserve Contribution	\$170.00

DATED: June 25, 2025

**GLENWOOD VILLAGE 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

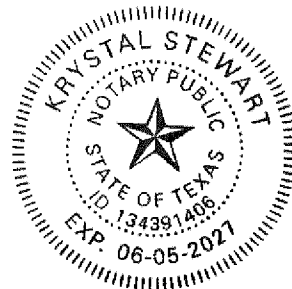
ACKNOWLEDGEMENT

**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 27th day of June, 2025

Krystal Stewart
**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