

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF DALLAS   §

**THE ENCLAVE AT THORNTREE HOMEOWNERS' 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 homeowner's association.

- 1. SUBDIVISION INFORMATION:** The Enclave at Thorntree Homeowners' Association is a phased addition to the City of Desoto, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** The Thorntree Townhomes, Ltd. (the "Declarant"), recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Enclave at Thorntree, on August 11, 1998, in Volume 98156, Page 0199 of the Deed Records of Dallas County, Texas (the "Phase 1-A Declaration"); and
  - The Thorntree Townhomes, Ltd. (the "Declarant"), recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Enclave at Thorntree, on April 12, 1999, in Volume 99070, Page 03183 of the Deed Records of Dallas County, Texas (the "Phase 1-B Declaration"); and
  - The Thorntree Townhomes, Ltd. (the "Declarant"), recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Enclave at Thorntree, on August 19, 1999, in Volume 99162, Page 01268 of the Deed Records of Dallas County, Texas (the "Phase 2 Declaration"); and
  - The Thorntree Townhomes, Ltd. (the "Declarant"), recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Enclave at Thorntree, dated October 10, 2000, of the Deed Records of Dallas County, Texas (the "Phase 3 Declaration"); and
  - The Phase 1-A Declaration, the Phase 1-B Declaration, the Phase 2 Declaration, and the Phase 3 Declaration are collectively referred to herein as the "Original Declaration"
- 3. NAME OF HOMEOWNERS ASSOCIATION:** The Enclave at Thorntree Homeowners' Association, Inc.
- 4. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:**
  - The Subdivision is recorded according to the Map and Plat Records in DALLAS County, Texas, as follows;
  - The Enclave at Thorntree Homeowners' Association Ph 1, recorded under Film Code No. I 99800033124, along with any supplements or replats thereof;
  - The Enclave at Thorntree Homeowners' Association Phase 2, recorded under Film Code No. 199900686819, along with any supplements or replats thereof;

- The Enclave at Thorntree Homeowners' Association Phase 3, recorded under Film Code No. 200001163619, along with any supplements or replats thereof;
- The Enclave at Thorntree Homeowners' Association Phase 1 Replat, recorded under Film Code No. 200101407010, along with any supplements or replats thereof;

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- Second Supplemental to Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201800285624
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201772795
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201810746
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200403021320
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201828270
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200600047649
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201884715
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200302280036
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201861782
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200202048884
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200201919223
- The Restrictive Covenant and Agreement for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200202124539
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D200600390107
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201100125098
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D202000320593

- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201000261420
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. 0201200023211
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. 0201200023208
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201200023205
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201200023207
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201200023209
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201200023206
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201200023210
- Notice of Filing of Dedicatory Instruments for The Enclave at Thorntree Homeowners Association under Dallas County Clerks File no. D201800285624

**5. 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](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

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

<b>Resale Certificate:</b>	<b>\$375.00</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:** March 11, 2024

**THE ENCLAVE AT THORNTREE HOMEOWNERS'  
ASSOCIATION, INC.,**  
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

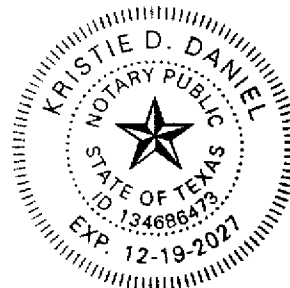
**ACKNOWLEDGEMENT**

**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 the day 11th 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, Texas 75070

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

---

**Instrument Number:** 202400049920

eRecording - Real Property

Recorded On: March 12, 2024 03:37 PM

Number of Pages: 5

---

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

Total Recording: \$37.00

---

**\*\*\*\*\* 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: 202400049920  
Receipt Number: 20240312000568  
Recorded Date/Time: March 12, 2024 03:37 PM  
User: Lynn G  
Station: Cc147

**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