

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0008813 -
Filed and Recorded - Real Records

PROPERTY OWNERS ASSOCIATION MANAGEMENT

Grantor: EL DORADO HOA

Pages: 4

Recorded On: 06/30/2025 10:35 AM

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Recorded On:	06/30/2025 10:35 AM	Notes:
Document Number:	2025-0008813	
Receipt Number:	R259335	
Amount:	\$23.00	
Recorded By:	Simplifile	

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:

TEXAS STAR COMMUNITY MANAGEMENT LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



THE STATE OF TEXAS §
 §
 COUNTY OF HOOD §

**EL DORADO HOA
 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:** El Dorado HOA is a phased addition to the City of Granbury, Hood County, Texas.

- The Final Plat was recorded on May 29, 2024, as Document No. 2024-0006807, Plat Records, Hood County, Texas.

- 2. DECLARATION INFORMATION:** Lots in El Dorado are subject to the Declaration of Covenants, Conditions & Restrictions for the El Dorado an Addition to The City of Granbury, Hood County, Texas, recorded on May 29, 2024 as Document No. 2024-0006807, of the Real Property Records, Hood County, Texas, as it may be amended from time to time, and

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** El Dorado HOA, Inc.

- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management LLC	Phone: (469)899-1000
640 I S Custer Road, Suite 2020	Fax: (469) 533-8836
McKinney, TX 75070	Website: townsq.io
	Resale Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

- 5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

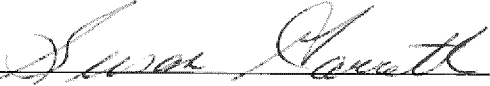
Resale Certificate:	\$375.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$200.00
Lender Questionnaire:	Up to \$200.00
Transfer Fee to Working Capital	\$150.00

DATED: June 25, 2025

EL DORADO HOA

a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC.**


By: 
Susan Garrett, Vice President of Community Relations

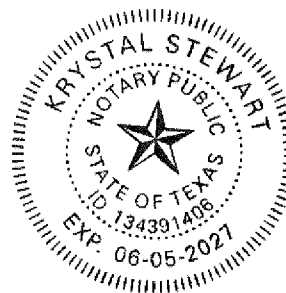
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF HOOD §

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 purpose 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.


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