

Denton County
Juli Luke
County Clerk

Instrument Number: 24021

ERecordings-RP

CERTIFICATE

Recorded On: March 07, 2024 01:03 PM

Number of Pages: 4

" 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: 24021
Receipt Number: 20240307000330
Recorded Date/Time: March 07, 2024 01:03 PM
User: Marlene F
Station: Station 6

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 §**

**THE FAIRWAYS OF CHAMPIONCIRCLE
(formerly Oak Creek Trails)
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
As Required BySection 209.004, Texas Property Code**

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

- 1. SUBDIVSION INFORMATION:** The Fairways of Champion Circle is a phased addition to the City of Ft. Worth, Denton County, Texas.
 - The plat of Oak Creek Trails, as recorded on March 19, 2007, as Document No. 32138, Cabinet X, Page 599-602, Plat Records, Denton County, Texas.
 - The final plat filed on June 7, 2017, as Document No. 2017-256, Plat Records, Denton County, Texas.
 - The plat of Oak Creek Trails, Phase 2, as recorded on March 17, 2019, as Document No. 2017-125, Plat Records, Denton County, Texas.
 - The final Replat (Landswap) filed on February 11, 2019, as Document No. 2019-59, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in The Fairways of Champion Circle ere subject to the Declaration of Covenants, Conditions & Restrictions for The Oak Creek Trails, recorded on May 1, 2007, as Instrument No. 2007-50898, Real Property Records, Denton County, Texas, as it may be amended from time to time.
 - The First Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on December 18, 2008, as Instrument No. 2008-133548, Real Property Records, Denton County, Texas.
 - Second Amendment to the Declaration of Covenants, Conditions and Restrictions as recorded on September 4, 2009, as Instrument No. 2009-107396 Real Property Records, Denton County, Texas.
 - The Certificate of Amendment, filed March 27, 2009 as Instrument No. 800799800 with the Secretary of the State amending the name of the Association from Oak Creek Trails to The Fairways of Champion Circle Real Property Records, Denton County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** The Fairways of Champion Circle Owners Association (formerly Oak Creek Trails)

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
Capital Improvement Fee:	\$250.00

DATED: February 28, 2024

**THE FAIRWAYS OF CHAMPION CIRCLE OWNERS
ASSOCIATION,
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

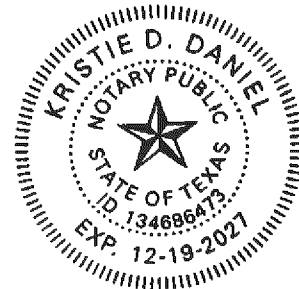
**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

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 5th 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