

**Denton County
Juli Luke
County Clerk**

Instrument Number: 19819

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 27, 2024 02:15 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: 19819
Receipt Number: 20240227000486
Recorded Date/Time: February 27, 2024 02:15 PM
User: Calinda B
Station: Station 20

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 §

**BEECHWOOD CREEKS 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 Beechwood Creeks Homeowners Association is a phased addition to the City of Fort Worth, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Beechwood Creeks are subject to the Declaration of Covenants, Conditions and Restrictions filed as Instrument number 19960801000648920 in the Public Records of Denton County, Texas.
 - Beechwood Creeks LOTS 45-80, 81X, BLOCK 1; LOTS 1-13, BLOCK 7; LOTS 1-25, BLOCK 8; LOTS 1-40, BLOCK 9; LOTS 1-31, BLOCK 10. City File Number FP-06-081 recorded on December 20, 2012, in the Plat Records.
 - Beechwood Creeks BLOCKS 1 THROUGH 4; LOTS 1-37, BLOCK 1; LOTS 1-44, BLOCK 2; LOTS 1-35, BLOCK 3; LOTS 1-15, BLOCK 4. City File Number FP-003-050 recorded on May 12, 2006, in the Plat Records. Document Number 2016-2162
 - Beechwood Creeks LOTS 81-105, 106X-108X, BLOCK 1; LOTS 16-52, BLOCK 4; LOTS 1-21, 31X, BLOCK 5; LOTS 8-32, 33X, BLOCK 6; LOTS 14-24, BLOCK 7; LOTS 1-17,
 - BLOCK 11. City File Number FP-14-070 recorded on September 30, 2016, in the Plat Records. Document Number: 2016-2162.
 - Beechwood Creeks 25R & 26R, BLOCK 6. City File Number FS17-005 recorded on March 7, 2017, in the Plat Records. Document Number 2017-101.
- 3. NAME OF PROPERTY OWNERS' ASSOCIATION:** Beechwood Creeks Homeowners Association, Inc.
- 4. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Beechwood Creeks are subject to the Declaration of Covenants, Conditions & Restrictions for Beechwood Creeks recorded on June 5, 2003, Volume 5347, Page 02014 of the Real Property Records, Denton County, Texas, as it may be amended from time to time including the following instruments recorded in the Real Property Records of Denton County, Texas:

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
Resale Certificate: www.homewisedocs.com
Email: manager@tscmanagement.com

6. 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 Reserve Contribution:	\$200.00

DATED: February 23, 2024

BEECHWOOD CREEKS HOMEOWNERS ASSOCIATION, INC.,
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 DENTON §

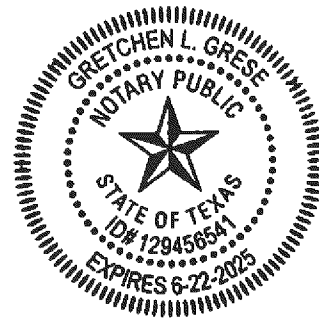
BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 23rd day of

February, 2024

Gretchen L. Grese

NOTARY PUBLIC IN THE STATE OF TEXAS



AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, Texas 75070