

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**WILLOW CREEK 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:** Willow Creek Addition is in the City of Anna, Texas, as platted:
- Willow Creek Addition, Phase I, recorded on January 7, 2004, as Document No. 2004-0002846, in cabinet P, Slide 405, Plat Records of Collin County, Texas
 - Willow Creek Addition, Phase II, recorded on April 28, 2005, as Document No. 2005-0055509, in cabinet Q, Slide 352, Plat Records of Collin County, Texas

NOTE: Phases IA and IB of Willow Creek Addition are not subject to the Declaration.

- 2. DECLARATION INFORMATION:** Lots in Phases I and II of Willow Creek Addition are subject to the Declaration of Covenants, Conditions & Restrictions for Willow Creek, recorded on January 26, 2004, as Document No. 2004-0011155, in Volume 5591, Page 02817, Real Property Records, Collin County, Texas, as it may be amended or supplemented from time to time, including the following instrument in Collin County Real Property Records:
- Annexation of Phase 2 & Correction Amendment recorded on May 12, 2005, as Document No. 2005-0063263, Volume 5917, Page 02826, Real Property Records of Collin County, Texas.
 - Assignment and Assumption of Declarant Rights, recorded June 24, 2010, Document No. 20100624000645150, Real Property Records, Collin County, Texas.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Willow Creek Owners Association.

- 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

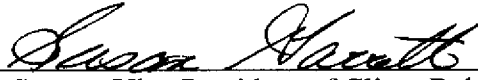
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

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

DATED: March 3, 2024

**WILLOW CREEK OWNERS ASSOCIATION,
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC,
a Texas corporation, its managing agent**

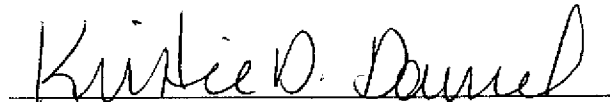
By: 
Susan Garrett, Vice President of Client Relations

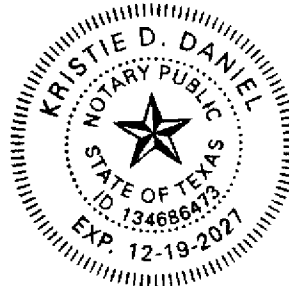
ACKNOWLEDGEMENT

**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 this the 5th day of March, 2024.


**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

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000027678

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 11, 2024 08:58 AM

Number of Pages: 4

" 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: 2024000027678
Receipt Number: 20240311000069
Recorded Date/Time: March 11, 2024 08:58 AM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX