

THE STATE OF TEXAS §
§
COUNTY OF JOHNSON §

HIDDEN VISTA 9 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:** Hidden Vista 9 is a phased addition to the City of Burleson, Johnson County, Texas.
 - The plat of Phase 1 was recorded on July 30, 2019, in Volume 11, Page 831, Drawer K, Plat Records, Johnson County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Hidden Vista 9 are subject to the Declaration of Covenants, Conditions & Restrictions for Hidden Vista 9 is an Addition to The City of Burleson, Johnson County, Texas, recorded on August 1, 2019, as Document No.2019-20104 of the Real Property Records, Johnson County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Hidden Vista 9 Homeowners Association, Inc.
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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

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: February 27, 2024

**HIDDEN VISTA 9 HOMEOWNERS ASSOCIATION,
a Texas property owners association**

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

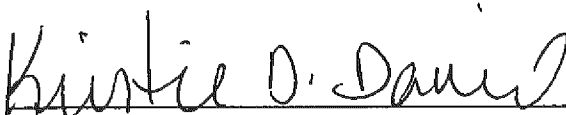
By: 
Susan Garrett, Vice President of Client Relations

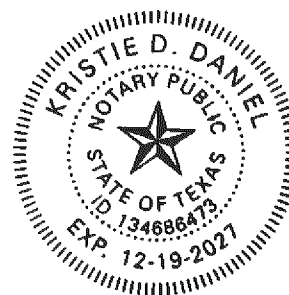
ACKNOWLEDGEMENT

**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

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 6400

eRecording - Real Property

Certificate/Certification

Recorded On: March 07, 2024 01:45 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024 - 6400
Receipt Number: 20240307000104
Recorded Date/Time: March 07, 2024 01:45 PM
User: Susan L
Station: CCI15

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long