

Denton County
Juli Luke
County Clerk

Instrument Number: 24918

ERecordings-RP

MISCELLANEOUS

Recorded On: March 11, 2024 09:29 AM

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: 24918
Receipt Number: 20240311000049
Recorded Date/Time: March 11, 2024 09:29 AM
User: Jessica S
Station: Station 9

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 §**

**NORTHRIDGE FRISCO 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:** Northridge Frisco is an addition to the City of Frisco, Denton County, Texas.

The Plat of Northridge Phase I recorded on September 25, 2000, as Document No. 2000-R0093070, of the Real Property Records of Denton County, Texas.

The Plat of Northridge Phase II recorded on May 10, 2002, as Document No. 2002-R0059750, of the Real Property Records of Denton County, Texas.

- 2. DECLARATION INFORMATION:** Lots in Northridge Frisco are subject to the Declaration of Covenants, Conditions, Restrictions & Bylaws, recorded on February 8, 2001, as Document No. 2001-R0013126 in Volume 4775, Page 285, Real Property Records, Denton County, Texas as amended or supplemented from time to time;
- First Supplementary Declaration of Covenants, Conditions and Restrictions for Northridge Frisco, dated July 9, 2002, and recorded as Document No. 2002-0111535;
 - Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northridge Frisco, recorded August 15, 2002, and recorded as Document No. 2002-0116387;
 - Third Supplementary Declaration of Covenants, Conditions and Restrictions for North Frisco, dated February 23, 2005, and recorded as Document No. 2005-27313.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Northridge Frisco Owners Association, Inc.

- 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
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

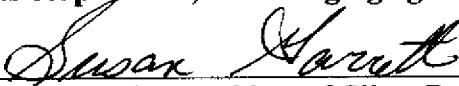
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

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

DATED: February 28, 2024

**NORTHRIDGE FRISCO, HOA, 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

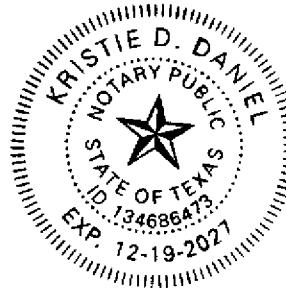
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF 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.

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, Texas 75070