

**THE STATE OF TEXAS       §**

**§**

**COUNTY OF JOHNSON       §**

**LANDMARK OF HIDDEN VISTAS  
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 homeowners association.

**1. SUBDIVISION INFORMATION:** Landmark of Hidden Vistas (Hidden Vistas III-R, The Timbers) is in the City of Burleson, Texas, as platted:

- The Plat for Phase 3 was recorded in Drawer D, Volume 9, Page 948 of the Plat Records of Johnson County, Texas;
- The Plat for Phase 3 was recorded in Drawer E, Volume 10, Page 450 of the Plat Records of Johnson County, Texas;
- The Plat for Phase 3-A was recorded in Drawer E, Volume 10, Page 538 of the Plat Records of Johnson County, Texas;
- The Plat for Phase 3-B was recorded in Drawer E, Volume 10, Page 619 of the Plat Records of Johnson County, Texas;

**2. DECLARATION INFORMATION:** Lots in Landmark of Hidden Vistas are subject to the Declaration of Covenants, Conditions & Restrictions for Hidden Vistas Phase III-R (the Landmark, The Timbers), recorded as Document No. 201200025562 in the Real Property Records of Johnson County, Texas as it may be amended or supplemented from time to time.

Declarations of Covenants, Conditions and Restrictions & Bylaws for Hidden Vistas Phase III-R (The Landmark, The Timbers), recorded as Document number 201400010213 in the Real Property Records of Johnson County, Texas as it may be amended or supplemented from time to time.

**3. NAME OF PROPERTY OWNERS ASSOCIATION:** Landmark of Hidden Vistas Homeowners Association.

**4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: <a href="http://www.townsq.io">www.townsq.io</a>
McKinney, TX 75070	Resales Certificates:
<a href="http://www.homewisedocs.com">www.homewisedocs.com</a>	Email: <a href="mailto:manager@tscmanagement.com">manager@tscmanagement.com</a>

**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate:</b>	<b>\$375.00</b>
<b>Statement of Account:</b>	<b>\$ 75.00</b>
<b>Update Fee:</b>	<b>\$ 75.00</b>
<b>Transfer Fee:</b>	<b>\$150.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>

**DATED: September 29, 2022**

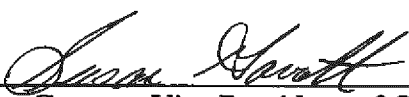
**ASSOCIATION,**

**LANDMARK OF HIDDEN VISTAS HOMEOWNER**

**a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC.**

**a Texas corporation, its managing Director**

By:  \_\_\_\_\_

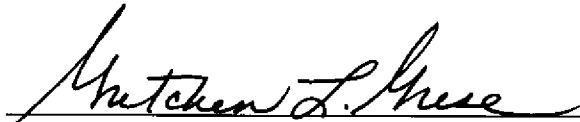
**Susan Garrett, Vice President of Community Relations**

**ACKNOWLEDGEMENT:**

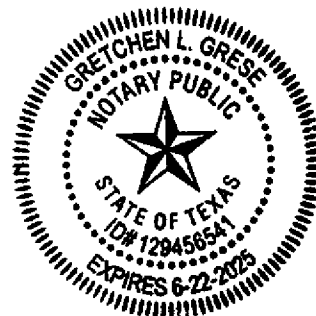
**THE STATE OF TEXAS   §  
  §  
COUNTY OF DALLAS   §**

**BEFORE ME**, the undersigned notary public, on his 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 28<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
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**  
**Becky Ivey**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2022 - 34295

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: September 28, 2022 03:51 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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:** 2022 - 34295  
**Receipt Number:** 20220928000124  
**Recorded Date/Time:** September 28, 2022 03:51 PM  
**User:** Cheryl W  
**Station:** CCLB05

**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.**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*