

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2024-0002890 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: STONEGATE ON LAKE GRANBURY TOWNHOMES OA

Pages: 4

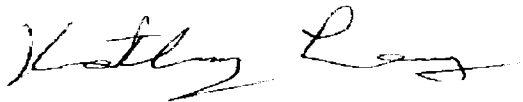
Recorded On: 03/11/2024 12:00 PM

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Recorded On:	03/11/2024 12:00 PM	Notes:
Document Number:	2024-0002890	
Receipt Number:	R243408	
Amount:	\$28.00	
Recorded By:	Simplifile	

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



**THE STATE OF TEXAS §
 §
COUNTY OF HOOD §**

**STONEGATE ON LAKE GRANBURY TOWNHOMES 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:** Stonegate on Lake Granbury Townhome Association is a phased addition to the City of Granbury, Hood County, Texas.
 - The plat of Lots 1R1, through 10R1, Lots 25R1 through 54R1 through 61R1, Block 2, Avalon Addition, Phase One, was recorded on June 22, 1999, as Slide B-61, Plat Records, Hood County, Texas.
 - The Amended Plat of Lots 1R2 through 8R2, Block 2, Avalon Addition, Phase One (embracing all of Lots 1R1 through 10R1, Block 2, Avalon Addition, Phase One), was recorded on October 24, 2007, in Slide C-180 of the Plat Records of Hood County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Stonegate on Lake Granbury Townhome Association are subject to the Amended and Restated Declaration of Covenants, Conditions & Restrictions for Stonegate on Lake Granbury Townhomes Association, F/K/A Avalon Townhomes, an Addition to The City of Granbury, Hood County, Texas, recorded on December 7, 2010 as Document No. 2010-0013593, of the Real Property Records, Hood County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Stonegate on Lake Granbury Townhomes 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
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

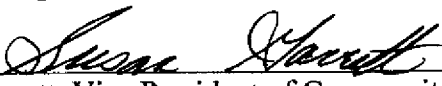
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Initiation Transfer Fee	\$1,000.00

DATED: March 3, 2024

**STONEGATE ON LAKE GRANBURY TOWNHOME
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 Community Relations

ACKNOWLEDGEMENT

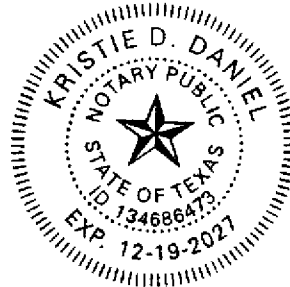
**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

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, TX 75070