

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**INDEPENDENCE ESTATES 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:** Independence Estates is a phased addition to the City of Frisco, Collin County, Texas. The final plat was recorded on July 10, 2013, as Document No. 010002150, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Independence Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Independence Estates an Addition to The City of Frisco, Collin County, Texas, recorded as Document No. 20120817001020270 on August 17, 2012, of the Real Property Records, Collin County, Texas, as it may be amended from time to time; and
 - First amendment to the Declaration of Covenants, Conditions and Restrictions, recorded in the Real Property Records, Collin County, Texas, as Document No. 20130815001157950 on August 15, 2013.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Independence Estates Homeowners Association
- 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 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: February 27, 2024

**INDEPENDENCE ESTATES HOMEOWNERS ASSOCIATION,
INC.**

a Texas property owners association

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

By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

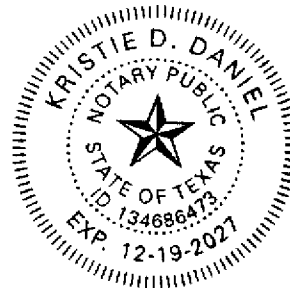
ACKNOWLEDGEMENT

**STATE OF TEXAS §
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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
6041 Custer Road, Suite 2020
McKinney, TX 75070

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000027654

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 11, 2024 08:47 AM

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: 2024000027654
Receipt Number: 20240311000065
Recorded Date/Time: March 11, 2024 08:47 AM
User: Dwayne K
Station: Station 11

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

