

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0006885

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 03/11/2024 at 10:42 AM</p> <p>Document Number: <u>2024-0006885</u></p> <p>Receipt No: <u>24-6366</u></p> <p>Amount: \$ <u>33.00</u></p> <p>Vol/Pg: <u>V:8416 P:430</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Leslie De La Rosa, Deputy

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.

Record and Return To:

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



THE STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

**CEDAR CREEK LANDING SUBDIVISION
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:** Cedar Creek Landing is an addition to the City of Mabank, Kaufman County, Texas.
 - The Plat of Cedar Creek Landing was recorded on September 10, 2020, in Document No. 2020-0027323 of the Real Property Records of Kaufman County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Cedar Creek Landing are subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Cedar Creek Landing Subdivision recorded on or about July 16, 2020, Filing Number 2020-0019980, Real Property Records, Kaufman County, Texas, together with any other filings of records (if any).
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Cedar Creek Landing Subdivision
- 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
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
Impact Fee:	\$2,000 Upon start of home
Acquisition/Initial Contribution:	\$1,500.00

DATED: February 23, 2024

CEDAR CREEK LANDING HOMEOWNERS ASSOCIATION, INC.
a Texas property owners association

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

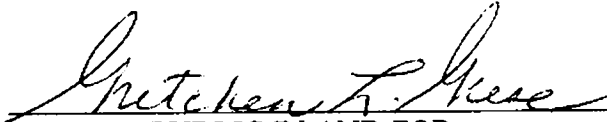
By: 
Susan Garrett, Vice President of Client Relations

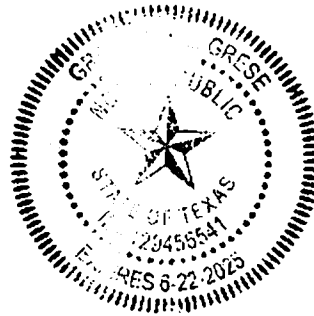
ACKNOWLEDGEMENT

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 the 23rd day of February, 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, Texas 75070