

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

SORRELLWOOD TERRACE 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 homeowner's association.

1. **SUBDIVISION INFORMATION:** The Sorrellwood Terrace Homeowners Association is a phased addition to the City of McKinney, Collin County, Texas.
2. **DECLARATION INFORMATION:** The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sorrellwood Terrace was recorded on March 2nd, 2017 as Document No. 20170302000278000 in the Deed of Records of Collin County, Texas.
 - The First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sorrellwood Terrace was recorded on April 13, 2018, as Document No. 20180413000455040
3. **NAME OF HOMEOWNERS ASSOCIATION:** Sorrellwood Terrace Homeowners Association, Inc.
4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Hidden Creek III are subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sorrellwood Terrace was recorded on March 2nd, 2017, as Document No. 20170302000278000 in the Deed of Records of Collin County, Texas.
 - The First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sorrellwood Terrace was recorded on April 13, 2018, as Document No. 20180413000455040
 - Sorrellwood Terrace – Phase I (31 residential lots and 16 common areas) as Document No. 20161007010004140
 - Sorrellwood Terrace – Phase II (9 Residential lots and 4 common areas) as Document No. 20170508010002270

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

Email: manager@tscmanagement.com

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates:
www.homewisedocs.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Working Capital Contribution:	2 Months Assessments

DATED: February 23, 2023

**SORRELLWOOD TERRACE 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.

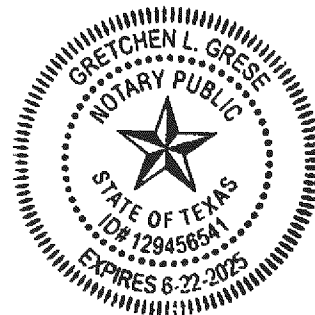
SUBSCRIBED AND SWORN TO BEFORE ME, on the 23rd day of February, 2024.



**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



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

Instrument Number: 2024000021921

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 27, 2024 02:18 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000021921
Receipt Number: 20240227000530
Recorded Date/Time: February 27, 2024 02:18 PM
User: Kim D
Station: Workstation cck024

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