

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

**ASSOCIATION OF VILLAS OF ANDALUS  
PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

1. **NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.
2. **SUBDIVISION INFORMATION:** Association of Villas of Andalus Phase II is a phased addition to the City of Irving, Dallas County, Texas. The plat of Phase II was recorded on May 18, 2010, as Document No. 201000124716, Plat Records, Dallas County, Texas.
3. **DECLARATION INFORMATION:** Lots in the Association of Villas of Andalus Phase II are subject to the Declaration of Covenants, Conditions & Restrictions for Association of Villas of Andalus Phase II, recorded on August 22, 2011, as Instrument No. 201100220322, Real Property Records, Dallas County, Texas, as it may be amended from time to time.
4. **NAME OF PROPERTY OWNERS ASSOCIATION:** Association of Villas of Andalus Phase II Owners Association, Inc.
5. **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](http://www.townsq.io)  
Resale Certificate: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

6. **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>\$200.00</b>       |
| <b>Lender Questionnaire:</b> | <b>Up to \$200.00</b> |

**DATED: March 11, 2024**

**ASSOCIATION OF VILAS OF ANDALUS PHASE II  
OWNERS ASSOCIATION,**

a Texas Property Owner's Association

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

**By:** *Susan Garrett*

Susan Garrett, Vice President of Client Relations

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS           §**

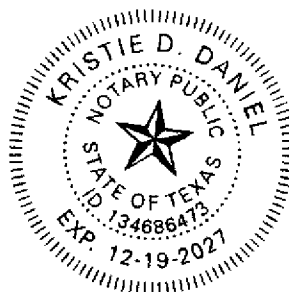
**§**

**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 11th day of  
March, 2024.

*Kristie D. Daniel*  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400049674

eRecording - Real Property

Recorded On: March 12, 2024 12:01 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 202400049674  
Receipt Number: 20240312000286  
Recorded Date/Time: March 12, 2024 12:01 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.