

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

**LADERA AT ROCKWALL CONDOMINIUMS 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:** Ladera at Rockwall is a condominium association located in Rockwall, Rockwall County, Texas.
 - The final plat of Lot 1, Block A and Lot 1, Block B filed on September 20, 2019, as Document No. 16594, Plat Records, Rockwall County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Ladera at Rockwall Condominiums are subject to the Condominium Declaration for Ladera at Rockwall Condominiums, an addition to the City of Rockwall, Rockwall County, Texas, recorded on September 11, 2019, Document No. 20190000015795; and
 - First Amendment to the Condominium Declaration for Ladera at Rockwall Condominiums filed October 16, 2019, Document No. 20190000018518 in the Real Property Records of Rockwall County, Texas; and
 - First Amended and Restated Condominium Declaration for Ladera at Rockwall Condominiums filed April 9, 2021, Document No. 20210000008503 in the Real Property Records of Rockwall County, Texas; and
 - Second Amendment to the Condominium Declaration for Ladera at Rockwall Condominiums was filed April 29, 2020, Document No. 20200000008719 in the Real Property Records of Rockwall County, Texas; and
 - Third Amendment to the Condominium Declaration for Ladera at Rockwall Condominiums was filed December 10, 2020, Document No. 20200000030221 in the Real Property Records of Rockwall County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Ladera at Rockwall Condominiums Owners 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

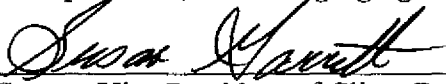
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital	\$1,750.00
Reserve Contribution	\$3,500.00

DATED: February 29, 2024

**LADERA ROCKWALL CONDOMINIUMS OWNERS
ASSOCIATION,
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

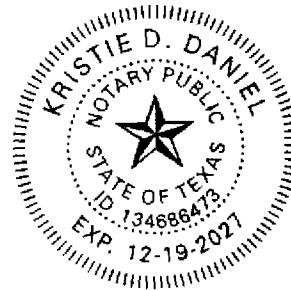
ACKNOWLEDGEMENT

**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 this the 5th day of March, 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, TX 75070

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/11/2024 01:19:03 PM
Fee: \$33.00
20240000004131



