

Denton County
Juli Luke
County Clerk

Instrument Number: 24931

ERecordings-RP

MISCELLANEOUS

Recorded On: March 11, 2024 09:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 24931
Receipt Number: 20240311000051
Recorded Date/Time: March 11, 2024 09:40 AM
User: Arie G
Station: Station 24

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**STEWART PENINSULA 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: Stewart Peninsula is an addition to the City of The Colony, Denton County, Texas:

- The plat thereof recorded on September 21, 1995, as Document No. 95-R0059245, in Cabinet L, Page 276 and 277, Plat Records, Denton County, Texas.
- The plat recorded on October 20, 1995, as Document No. 66262, in Cabinet L, Page 314, Plat Records, Denton County, Texas.
- The plat recorded on September 10, 1997, as Document No. 97-R0063347, in Cabinet N, Page 349, Plat Records, Denton County, Texas.
- The plat recorded on September 10, 1977, as Document No. 97-R0063346, in Cabinet N, Page 348, Plat Records, Denton County, Texas.
- The plat recorded on August 31, 1998, as Document No. 98-R0078247, in Cabinet P, Pages 96-97, Plat Records, Denton County, Texas.
- The plat recorded on September 17, 1998, as Document No. 98-R0084699, in Cabinet P, Page 126, Plat Records, Denton County, Texas.
- The plat recorded on February 24, 1998, as Document No. 99-R0017694, in Cabinet Q, Page 24-25, Plat Records, Denton County, Texas.
- The plat recorded on April 26, 1999, as Document No. 99-R0040493, in Cabinet Q, Pages 105-106, Plat Records, Denton County, Texas.
- The plat recorded on October 15, 1999, as Document No. 99-R0106267, in Cabinet Q, Pages 388-389, Plat Records, Denton County, Texas.
- The plat recorded on October 15, 1999, as Document No. 99-R0106268, in Cabinet Q, Pages 390-391, Plat Records, Denton County, Texas.
- The plat recorded on March 30, 2001, as Document No. 2001-R0027701, in Cabinet T, Pages 161-162, Plat Records, Denton County, Texas.
- The plat recorded on August 10, 2001, as Document No. 2001-R0083011, in Cabinet T, Page 380, Plat Records, Denton County, Texas.
- The plat recorded on September 24, 2001, as Document No. 2001-R0100437, in Cabinet U, Page 27, Plat Records, Denton County, Texas.

2. DECLARATION INFORMATION: Lots in Stewart Peninsula are subject to the Declaration of Covenants and Restrictions for Stewart Peninsula, recorded on November 11, 1995 as Document No. 95-R0070093 Real Property Records, Denton County, Texas, as it may be amended from time to time.

- Supplemental Declaration dated October 24, 1997, and filed in Document 97-R0074513; and

- Supplemental Declaration, recorded on November 20, 1998, as Document No. 98-R0105540;
- Supplemental Declaration, filed July 22, 1999, as Document No. 99-R0074512; and
- Supplemental Declaration, filed June 29, 2000, as Document No. 00-R0061008; and
- First Amendment to Declaration of Covenants and Restrictions executed April 1, 2001, and filed in Volume 4977, Page 02891, Real Property Records of Denton County.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Stewart Peninsula Homeowners Association.

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: townsq.io
Resales 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: March 3, 2024

**STEWART PENINSULA HOMEOWNERS 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

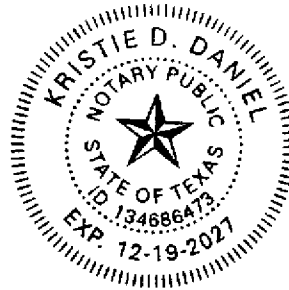
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known tome 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
6401 S. Custer Road, Suite 2020
McKinney, TX 75070