

THE STATE OF TEXAS §
§
COUNTY OF JOHNSON §

**HERITAGE II HOA
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: Heritage II is a phased addition to the City of Joshua, Johnson County, Texas.

- The plat of Heritage II was recorded on May 1, 2020, as Document 2020-72 Drawer E-214, Plat Records, Johnson County, Texas.
- The plat of Mockingbird Addition Phase I filed on December 20, 2022, as Document 2022-280, Drawer M, Plat Records, Johnson County, Texas.

2. DECLARATION INFORMATION: Lots in Heritage II are subject to the Declaration of Covenants, Conditions & Restrictions for the Heritage II HOA an Addition to The City of Joshua, Johnson County, Texas, recorded on July 22, 2020 as Document No. 2020-21504 of the Real Property Records, Johnson County, Texas, as it may be amended from time to time.

Annexation and Supplemental Declaration for Heritage II (Mockingbird Hills Addition Phase I) filed on November 22, 2021, as Document No. 2021-44387 of the Real Property Records, Johnson County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on June 20, 2023, as Document No. 2023-17021 of the Real Property Records, Johnson County, Texas.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Heritage II HOA, Inc.

4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

c/o Texas Star Community Management,
LLC
6401 S. Custer Road, Suite 200
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 Contribution	\$150.00

DATED: February 27, 2024

**HERITAGE II HOA, 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

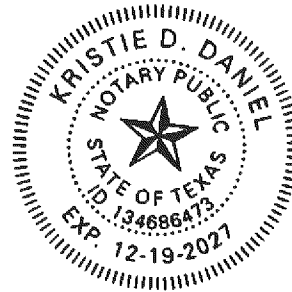
ACKNOWLEDGEMENT

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 this the 5th 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
6041 Custer Road, Suite 2020
McKinney, TX 75070