

**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DALLAS   §**

**GRANADA HILL 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:** Granada Hill is a phased addition to the City of Irving, Dallas County, Texas. The plat of Phase I was recorded on September 16, 2014, as Document No. 201400236809, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Granada Hill are subject to the Declaration of Covenants, Conditions & Restrictions for Granada Hill Homeowners Association an Addition to The City of Irving, Dallas County, Texas, recorded on June 19, 2015, as Document No. 201500159983 of the Real Property Records, Dallas County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Granada Hill Homeowners Association
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

c/o Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road, Suite 2020	Fax: (469) 533-8836
McKinney, TX 75070	Website: <a href="http://www.townsq.io">www.townsq.io</a>
	Resales Certificates: <a href="http://www.homewisedocs.com">www.homewisedocs.com</a>
	Email: <a href="mailto:manager@tscmanagement.com">manager@tscmanagement.com</a>

**5. 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:** February 27, 2024

**GRANADA HILL HOMEOWNERS ASSOCIATION, INC.**  
a Texas property owners association

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

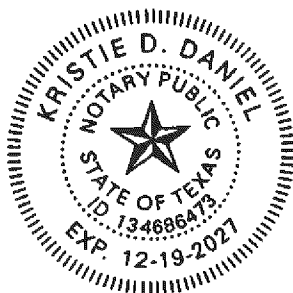
**By:**   
Susan Garrett, Vice President of Client Relations

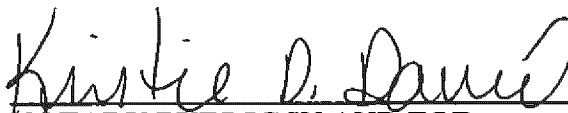
**ACKNOWLEDGEMENT**

**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 this the 5th of March, 2024



  
**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

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

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**Instrument Number:** 202400046758

eRecording - Real Property

**Recorded On:** March 07, 2024 03:18 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:** 202400046758  
**Receipt Number:** 20240307000616  
**Recorded Date/Time:** March 07, 2024 03:18 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