

Denton County
Juli Luke
County Clerk

Instrument Number: 71346

ERecordings-RP

RESTRICTIONS

Recorded On: June 30, 2025 11:43 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: 71346
Receipt Number: 20250630000126
Recorded Date/Time: June 30, 2025 11:43 AM
User: Jennifer K
Station: Station 18

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

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COUNTY OF DENTON

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**LADERA LITTLE ELM
CONDOMINIUM 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 condominium association.

1. **SUBDIVISION INFORMATION:** The Ladera Little Elm Condominium Association is a phased addition to the Little Elm, Denton County, Texas.
2. **DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Ladera Little Elm Subdivision was recorded on or about February 7, 2024, as Document No. 12313 of the Real Property Records of Denton County, Texas and as Document No. 2020-41806 of the Real Property Records of Denton County, Texas (the "Original Declaration").
 - First Amended Condominium Declaration for Ladera Little Elm Condominiums on or about March 22, 2024, as Document No. 29901 of the Real Property Records of Denton County, Texas
3. **NAME OF CONDOMINIUM ASSOCIATION:** Ladera Little Elm Condominium Association, Inc.
4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Email: manager@tscmanagement.com

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates:
www.homewisedocs.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:	\$2,000.00
Homeowner to Homeowner Little Elm Contribution:	\$2,000.00

DATED: June 25, 2025

**LADERA LITTLE ELM CONDOMINIUM
ASSOCIATION, INC.,**
a Texas Condominium 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

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COUNTY OF COLLIN

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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 27th day of June, 2025.

Krystal Stewart

**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, Texas 75070

