

Denton County
Juli Luke
County Clerk

Instrument Number: 152781

ERecordings-RP

MISCELLANEOUS

Recorded On: August 23, 2021 03:14 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 152781
Receipt Number: 20210823000764
Recorded Date/Time: August 23, 2021 03:14 PM
User: Kerry H
Station: Station 3

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 §

**FIRESIDE PARK
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: Fireside Park is a phased addition to the City of Denton, Denton County, Texas.

- The plat of Phase 1 was recorded on November 20, 2018, as Document No. 2018-473 Plat Records, Denton County, Texas.

2. DECLARATION INFORMATION: Lots in Fireside Park are subject to the Declaration of Covenants, Conditions & Restrictions for Fireside Park an Addition to The City of Denton, Denton County, Texas, recorded on July 23, 2019, as Document No. 87832 of the Real Property Records, Denton County, Texas, as it may be amended from time to time; and,

First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on June 10, 2021, as Document No. 105528 in the Real Property Records of Denton County, Texas.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Fireside Park Homeowners Association, Inc.

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

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

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate: **\$300.00**

Statement of Account **\$ 75.00**

Update Fee:	\$ 75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Working Capital Contribution:	\$200.00
Reserve Contribution:	\$200.00

DATED: July 28, 2021

FIRESIDE PARK 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

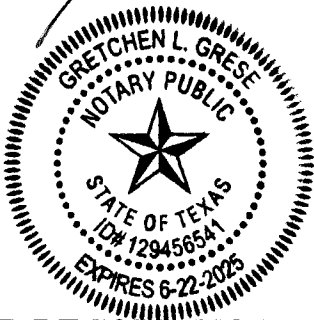
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known 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 28 day of

July, 2021



Gretchen L. Grese
**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