

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

HERITAGE BEND 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 Bend is a phased addition to the City of McKinney, Collin County, Texas.
 - The plat of Phase 1 was recorded on August 23, 2006, as Document No. 10003630, Plat Records, Collin County, Texas.
 - The amended plat of Phase 1 was recorded on September 9, 2012, as Document No.10001860, Page 274, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Heritage Bend are subject to the Declaration of Covenants, Conditions & Restrictions for Heritage Bend, recorded on August 17, 2006, as Instrument No. 20060817001179200of the Real Property Records, Collin County, Texas. as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Heritage Bend 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: 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

DATED February 27, 2024

**HERITAGE BEND HOMEOWNERS ASSOCIATION,
a Texas property owners association**

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

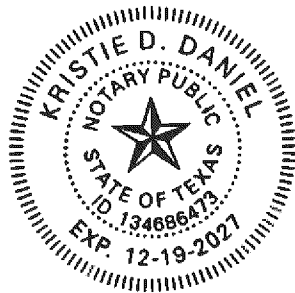
By: *Susan Garrett*
Susan Garrett, Vice President of Community Relations

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
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000026890

eRecording - Real Property

CERTIFICATE

Recorded On: March 07, 2024 02:07 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000026890
Receipt Number: 20240307000475
Recorded Date/Time: March 07, 2024 02:07 PM
User: Kacy M
Station: Station 10

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX