

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF JOHNSON   §

**HIDDEN VISTA 4A 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:** Hidden Vista 4A HOA is a phased addition to the City of Burleson, Johnson County, Texas.
  - The plat of Phase 4A was recorded on January 7, 2020, as Volume 11, Page 948, Drawer K, Plat Records, Johnson County, Texas.
2. **DECLARATION INFORMATION:** Lots in Hidden Vista 4A HOA are subject to the Declaration of Covenants, Conditions & Restrictions for the Hidden Vista 4A HOA an Addition to The City of Burleson, Johnson County, Texas, recorded on January 8, 2020, as Document No. 2020-625, Volume 11, Page 948 of the Real Property Records, Johnson County, Texas, as it may be amended from time to time.
3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Hidden Vista 4A HOA, Inc.
4. **ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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](http://www.townsq.io)  
Resale Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

**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>
<b>Working Capital Contribution</b>	<b>\$150.00</b>

**DATED:** February 27, 2024

**HIDDEN VISTA 4A HOA, INC.,  
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 Client Relations

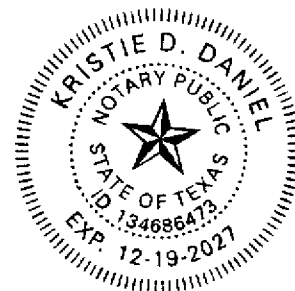
**ACKNOWLEDGEMENT**

**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 day 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

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2024 - 6599

eRecording - Real Property

Certificate/Certification

Recorded On: March 11, 2024 11:19 AM

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:** 2024 - 6599  
**Receipt Number:** 20240311000015  
**Recorded Date/Time:** March 11, 2024 11:19 AM  
**User:** Honor C  
**Station:** CCL45

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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 Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*