

**Denton County
Juli Luke
County Clerk**

Instrument Number: 25598

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: March 12, 2024 01:03 PM

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: 25598
Receipt Number: 20240312000348
Recorded Date/Time: March 12, 2024 01:03 PM
User: Calinda B
Station: Station 20

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 §

**FAIRWAY VISTA 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:** The Villages of Indian Creek, Phase II (Fairway Vista) is in the City of Carrollton, Texas, as platted:
 - The Plat of Phase 2 was recorded on April 30, 1986, as Document No. 23988 of the Real Property Records of Denton County.
 - Replat of Phase 2, Lots 12 & 13, Block 20 was recorded on March 29, 1989, in Cabinet K, Page 49 of the Real Property Records of Denton County.
 - The replat for the Villages of Indian Creek, Phase II, recorded on November 22, 1993, as Document No. 84485, Real Property Records of Denton County, Texas
- 2. DECLARATION INFORMATION:** Lots in Fairway Vista are subject to the Declaration of Covenants, Conditions & Restrictions for the Villages of Indian Creek (Fairway Vista), recorded as Document No. 52128 in Volume 2476, Page 00982, Real Property Records of Denton, County, Texas, as it may be amended or supplemented from time to time.
 - First Amendment to Master Declaration of Covenants, Conditions and Restrictions for the Villages of Indian Creek (Known as Fairway Vista Owners Association) was recorded on February 20, 1996, as document No. 11151, in the Real Property Records of Denton County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Fairway Vista 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
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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: March 11, 2024

FAIRWAY VISTA HOMEOWNER ASSOCIATION,
a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC.
a Texas corporation, its managing Director

By: 
Susan Garrett,, Vice President of Client Relations

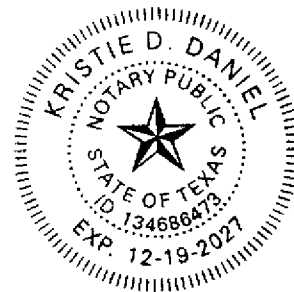
ACKNOWLEDGEMENT:

**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned notary public, on his 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 14th 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
6401 S. Custer Road, Suite 2020
McKinney, TX 75070