

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**MAXWELL CREEK NORTH 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: Maxwell Creek North is a phased addition to the City of Murphy, Collin County, Texas, according to the plats thereof recorded in the Plat Records of Collin County, Texas:

- The plat of Phase 1 was recorded on October 4, 2000, as Document No. 2000100400108095, in Book 4766, Page 338.
- The plat of Phase 2 was recorded on October 6, 2000, as Document No. 2000100600110062, in Book 4768, Page 3549.
- The plat of Phase 3 was recorded on February 23, 2001, as Document No. 2001022300018561, in Book 4862, Page 19.
- The plat of Phase 4 was recorded on May 21, 2001, as Document No. 2001052100058275, in Book 4922, Page 872.
- The plat of Phase 6 was recorded on September 10, 2001, as Document No. 2001091000 1132360, in Book 4999, Page 367.
- The plat of Replat of Lots 5-10, Block W, Maxwell Creek North Phase 2 was recorded on November 28, 2001, as Document No. 2001112800151967, in Book 5054, Page 4108.
- The plat of Replat of Lots 5-10, Block W, Maxwell Creek North Phase 2 was again recorded on October 4, 2002, as Document No. 2002100400144094, in Book 5268, Page 6489.
- The plat of Phase 7 was recorded on March 29, 2005, as Document No. 20050329000389140, in Book 5885, Page 998.
- The plat of Phase 9 was recorded on October 20, 2005, as Document No. 20051020001482000, in Book 6028, Page 1028.
- The plat of Phase 8A was recorded on February 10, 2006, as Document No. 20060210010000500, in Book 2006, Page 75.
- The plat of Phase 8B was recorded on April 20, 2007, as Document No. 20070420010001450, in Book 2007, Page 225.
- The plat of Phase 5A was recorded on December 18, 2007, as Document No. 20071218010004450, in Book 2007, Page 680.
- The plat of Phase 8C was recorded on June 26, 2008, as Document No. 20080626010002340, in Book 2008, Page 376.
- The plat of Phase 10B was recorded on January 9, 2012, as Document No. 20120109010000070 in Book 2012, Page 09.
- The plat of Phase 10A was recorded on March 3, 2012, as Document No.

- 20120314010000340 in Book 2012, Page 17.
- The plat of Phase 10C 1 was recorded on February 16, 2012, as Document No. 20120216010000330 in Book 2012, Page 47.
 - The plat of Phase 11A was recorded on August 26, 2013, as Document No. 20130826010002570 in Book 2013, Page 391.
 - The plat of Phase 11B was recorded on December 23, 2015, Document No. 20151223010004720, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Maxwell Creek North are subject to the Declaration of Covenants, Conditions & Restrictions for Maxwell Creek North, recorded on November 14, 2000, as Document No. 2000-0125053 in Book 4795, Page 1457, Real Property Records, Collin County, Texas, as it may be amended from time to time, including the following instruments:
- Notice of Adoption of Architectural Standards Bulletin No. 1 for Maxwell Creek North Homeowners Association, Inc. recorded on November 24, 2008, as Document No. 20081124001357710.
 - Notice of Adoption of Architectural Standards Bulletin No. 2 recorded on July 21, 2016, Document No. 20160721000933270.
 - Notice of Adoption of Architectural Standards Bulletin No. 3 recorded August 5, 2020, Document No. 20200805001256610.
 - Revised Delinquent Assessment Collection Policy, Revised Suspension of Right to Use Common Area Policy and Establishment of Hearing Committee for Violation of Restrictions, By-Laws and Rules, and Covenant Enforcement and Fining Policy recorded on July 23, 2007, as Document No. 20070723001006430.
 - First Amendment to Declaration of Covenants, Conditions and Restrictions for Maxwell Creek North recorded 10/28/2010 as Document No. 20101028001175920.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Maxwell Creek North 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 28, 2024

**MAXWELL CREEK NORTH 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

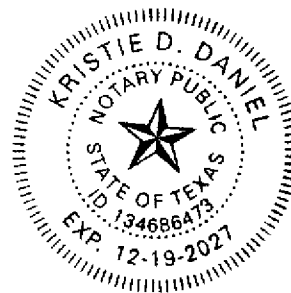
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
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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 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
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000027679

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 11, 2024 08:58 AM

Number of Pages: 5

" 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: 2024000027679

Receipt Number: 20240311000068

Recorded Date/Time: March 11, 2024 08:58 AM

User: Dwayne K

Station: Station 11

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

