

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 19817

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 27, 2024 02:12 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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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: 19817  
Receipt Number: 20240227000476  
Recorded Date/Time: February 27, 2024 02:12 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   §**

**HOMEOWNERS ASSOCIATION OF FRISCO RANCH  
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:** Homeowners Association of Frisco Ranch is a phased addition to the City of Little Elm, Denton County, Texas.

- The plat of Phase 1A was recorded on April 30, 2003, as Document No. 64657, Plat Records, Denton County, Texas.
- The plat of Phase 2A was recorded on October 1, 2004, as Document No. 129530, Plat Records, Denton County, Texas.
- The plat of Phase 2B was recorded on October 1, 2004, as Document No. 129489, Plat Records, Denton County, Texas.
- The plat of Phase 3A was recorded on May 16, 2006, as Document No. 57784, Plat Records, Denton County, Texas.
- The plat of Phase 3B was recorded on May March 28, 2007, as Document No. 36191, Plat Records, Denton County, Texas.

**2. DECLARATION INFORMATION:** Lots in Homeowners Association of Frisco Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for the Homeowners Association of Frisco Ranch an Addition to The City of Little Elm, Denton County, Texas, recorded on June 2, 2003, as Document No. 84359-5344-846, of the Real Property Records, Denton County, Texas, as it may be amended from time to time.

- First Supplemental Declaration Frisco Ranch - Phase 2A and Phase 2B, recorded on September 14, 2004, as Document 121573, of the Real Property Records, Denton County, Texas.
- First Amendment to the Declaration of Covenants, Conditions and Restrictions for Frisco Ranch, recorded on September 14, 2004, as Document No. 121574, of the Real Property Records, Denton County, Texas.
- Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Frisco Ranch, recorded on May 27, 2005, as Document No. 2005-63493, of the Real Property Records, Denton County, Texas.
- Amendment #2 to the Design Guidelines for Frisco Ranch, recorded on September 1, 2006, as Document No. 108040, of the Real Property Records, Denton County, Texas.
- Second Supplemental Declaration Frisco Ranch - Phase 3A & Phase 3B, recorded on October 31, 2006, as Document 134512, of the Real Property Records, Denton


**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>Reserve Contribution</b>	<b>\$275.00</b>

**DATED:** February 23, 2024

**HOMEOWNERS ASSOCIATION OF FRISCO RANCH,  
INC.,  
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

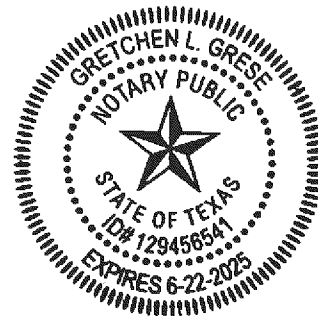
**ACKNOWLEDGEMENT**

**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 23rd day of February, 2024.

  
**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