

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**THE RIDGE AT WINDMILL HILL 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 Ridge at Windmill Hill is a phased addition to the City of Cedar Hill, Dallas County, Texas.
 - The plat of The Ridge at Windmill Hill was recorded on May 10, 2005 as Document 200503348031, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Lots in The Ridge at Windmill Hill are subject to the Declaration of Covenants, Conditions & Restrictions for The Ridge at Windmill Hill Homeowners Association an Addition to The City of Cedar Hill, Dallas County, Texas, recorded on August 25, 2004, as Document No. 200403030423 of the Real Property Records, Dallas County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** The Ridge at Windmill Hill Homeowners Association, 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
Resales 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
Working Capital Contribution	\$100.00
Reserve Contribution	\$150.00

DATED: March 11, 2024

**THE RIDGE AT WINDMILL HILL
HOMEOWNERS ASSOCIATION, 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

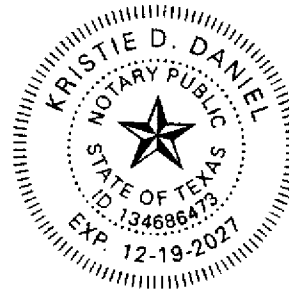
ACKNOWLEDGEMENT

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 11th 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

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400049748

eRecording - Real Property

Recorded On: March 12, 2024 12:44 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **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: 202400049748
Receipt Number: 20240312000392
Recorded Date/Time: March 12, 2024 12:44 PM
User: Lynn G
Station: Cc147

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.