

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**MEADOWS AT HIGH POINTE PHASE 2 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:** Meadows at High Pointe Phase 2 is an addition to the City of Cedar Hill, Dallas County, Texas.
 - The plat of Phase II was recorded on March 28, 2002, as Document No. 200201768665, in Volume 2002061, Page 58, Real Property Records, Dallas County, Texas.
 - The plat of Phase III was recorded on November 13, 2003, as Document No. 200302635272, in Volume 2003225, Page 126, Real Property Records, Dallas County, Texas.
 - Final Plat of Lots SOR and SIR, Block 6 of Meadows at High Pointe, Lots 28R & 29R, Block 2, Creekside at High Pointe filed on April 26, 2010, being a replat of Lot 4, Block 13, High Pointe Subdivision, as Document No. 20100102601, Plat Records, Dallas County, Texas
 - Final Plat of Lots 65R-1, 66R-1, 67R-1, 68R & 69R, Block 6, The Meadows at High Pointe Phase II being a replat of Lots 64R-67R, 68 & 69, Block 6, The Meadows at High Point Phase II, as Document No. 201000245740, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Meadows at High Pointe Phase 2 are subject to the Declaration of Covenants, Conditions & Restrictions for Meadows at High Pointe Phase 2, recorded on April 29, 2002, as Document No. 200201807867, Volume 2002083, Page I 08, Real Property Records, Dallas County, Texas as it may be amended from time to time, including the following instrument recorded in the Dallas County Real Property Records:
 - Meadows at High Pointe Phase 2 Annexation of III Addition, recorded on December 24, 2003, as Document No. 200302697391, Volume 2003254, Page 152.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Meadows at High Pointe Phase Two Owners 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

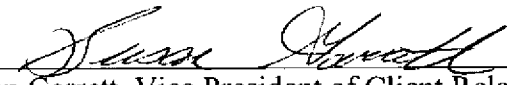
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital Fee	\$150.00

DATED: March 11, 2024

**MEADOWS AT HIGH POINTE PHASE 2 OWNERS
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

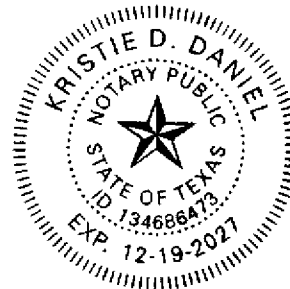
ACKNOWLEDGEMENT

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

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

Instrument Number: 202400049678

eRecording - Real Property

Recorded On: March 12, 2024 12:03 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: 202400049678
Receipt Number: 20240312000293
Recorded Date/Time: March 12, 2024 12:03 PM
User: Blanca M
Station: Cc136

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.