

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**ALHAMRA VALLEY
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:** Alhamra Valley Homeowners Association is a phased addition to the City of Irving, Dallas County, Texas.

The plat of Alhamra Valley was recorded on February 1, 2013, as Document No. 201300033020, Plat Records, Dallas County, Texas.

- 2. DECLARATION INFORMATION:** Lots in Alhamra Valley Homeowners Association are subject to the Declaration of Covenants, Conditions & Restrictions for Alhamra Valley Homeowners Association recorded on July 24, 2014. as Instrument No. 201400185820. Real Property Records, Dallas County, Texas. as it may be amended from time to time.

First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on April 6, 2017 as Document No. 201700097512 in the Real Property Records of Dallas County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on November 19, 2019 as Document No. 201900311946 in the Real Property Records of Dallas County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on October 21, 2020, as Document No. 202000288451 in the Real Property Records of Dallas County, Texas.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Alhamra Valley Homeowners Association, Inc.

- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management LLC
640 I S Custer Road, Suite 2020
McKinney, TX 75070

Phone: (469)899-1000
Fax: (469) 533-8836
Website: 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 Contribution:	\$225

DATED: March 11, 2024

ALHAMRA VALLEY HOMEOWNERS ASSOCIATION
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC.**

By: 
Susan Garrett, Vice President of Community Relations

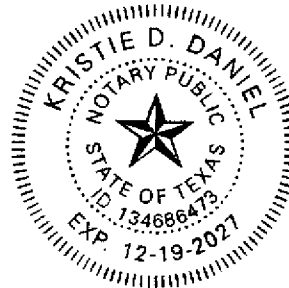
ACKNOWLEDGEMENT

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 purpose 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, TX 75070

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

Instrument Number: 202400049727

eRecording - Real Property

Recorded On: March 12, 2024 12:33 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: 202400049727
Receipt Number: 20240312000351
Recorded Date/Time: March 12, 2024 12:33 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.