

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2024-00003207

As

Recorded On: 03/12/2024 12:38 PM **Recordings - Land**

Parties: ENCHANTED ISLES PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

File Information:

Document Number: 2024-00003207

Receipt Number: 2024-04039

Recorded Date/Time: 03/12/2024 12:38 PM

Recorded By: Marilet Zumaya

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

TEXAS STAR COMMUNITY
6401 CUSTER ROAD S

SUITE 2020, TX 75070



THE STATE OF TEXAS §
 §
 COUNTY OF HENDERSON §

**ENCHANTED ISLES 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 homeowner's association.

1. **SUBDIVISION INFORMATION:** The Enchanted Isles Property Owners Association is a phased addition to the City of Mabank, Henderson County, Texas.
2. **DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Enchanted Isles Subdivision was recorded on September 24, 1980, in Volume 923, Page 70 et seq., Deed of Records of Henderson County, Texas.
 - Enchanted Isles Plat was recorded in Cabinet C, Slides 395 and 396, Map and Plat Records, Henderson County, Texas.
3. **NAME OF HOMEOWNERS ASSOCIATION:** Enchanted Isles Property Owners Association, Inc.
4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Enchanted Isles are subject to the Declaration of Restrictive Covenants for Enchanted Isles Subdivision was recorded on September 24, 1980, in Volume 923, Page 70 et seq., Deed of Records of Henderson County, Texas.
 - Amended Restrictive Covenants dated April 16, 1981, were recorded in Volume 942, Page 823 of the Deed Records of Henderson County, Texas.
 - Second Amended Restrictive Covenants and Bylaws dated September 25, 1992, were recorded in Volume 1432, page 38 et seq., Deed Records of Henderson County, Texas.
 - Third Amended Restricted Covenants and Bylaws dated August 3, 2000, were recorded in Volume 2014, Page 77 et seq., Deed Records of Henderson County, Texas.
 - Fourth Amended Restrictive Covenants and Bylaws dated May 23, 2005, were recorded in Volume 2537, Page 529 et seq., Deed Records of Henderson County, Texas.
 - Fifth Amended Restrictive Covenants and Bylaws dated June 6, 2017, were recorded in Volume 2017, Page 8434 et seq., Deed Records of Henderson County, Texas.
 - Sixth Amended Restrictive Covenants and Bylaws dated June 25, 2019, were recorded in Volume 2019, Page 8678 et seq., Deed Records of Henderson County, Texas.

5. 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

6. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

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

DATED: March 11, 2024

**ENCHANTED ISLES PROPERTY OWNERS
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

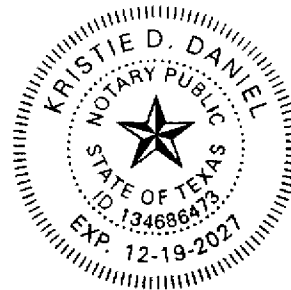
ACKNOWLEDGEMENT

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 they executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on 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