

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

**PHASE II PLEASANT RUN ESTATES 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:** Phase II Pleasant Run Estates Property Owners Association is a phased addition to the City of Lancaster, Dallas County, Texas.
  - The plat of Phase II was recorded on September 26, 2003, in Volume 2003191, Page 00113, Plat Records, Dallas County, Texas
- 2. DECLARATION INFORMATION:** Lots in Phase II Pleasant Run Estates Homeowners Association are subject to the Declaration of Covenants, Conditions & Restrictions for Phase II Pleasant Run Estates Homeowners Association recorded on January 9, 2004, as Instrument No. 200400509166, Real Property Records, Dallas County, Texas, as it may be amended from time to time; and
  - Supplementary Declaration to the Declaration of Covenants, Conditions, and Restrictions for Pleasant Run Estates Subdivision recorded July 1, 2009, Document No. 200900187682 in the Real Property Records of Dallas County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Phase II Pleasant Run Estates Homeowners Association, Inc.
- 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: townsq.io  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)


**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificates</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>Working Capital Contribution</b>	<b>\$150.00</b>
<b>Reserve Contribution</b>	<b>\$150.00</b>

**DATED:** March 11, 2024

**PHASE II PLEASANT RUN ESTATES 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

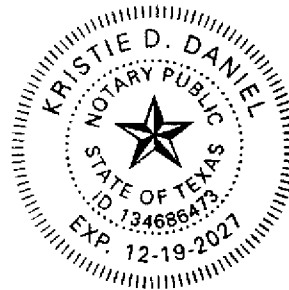
**ACKNOWLEDGEMENT**

**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, TX 75070

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

---

**Instrument Number:** 202400049850

eRecording - Real Property

Recorded On: March 12, 2024 02:34 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: 202400049850  
Receipt Number: 20240312000493  
Recorded Date/Time: March 12, 2024 02:34 PM  
User: Vickey J  
Station: Cc131

**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", is written over a horizontal line.