Grayson County Deana Patterson County Clerk Sherman, TX 75090

Instrument Number: 2024 - 5216

ERecordings-RP

Recorded On: February 27, 2024 02:11 PM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

****** THIS PAGE IS PART OF THE INSTRUMENT ********

Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

File Information: Record and Return To:

Document Number: 5216 Simplifile

Receipt Number: 20240227000114 100 W. Houston Ste. 17

Recorded Date/Time: February 27, 2024 02:11 PM

User: Kenady P Sherman TX 75090

Station: CC007



STATE OF TEXAS COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson County Clerk Grayson County, TX THE STATE OF TEXAS

§

COUNTY OF GRAYSON §

BLUE HILLS OF VAN ALSTYNE HOMEOWNERS 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: Blue Hills of Van Alstyne Property Owners Association Inc is a phased addition to the City of Van Alstyne, Grayson County, Texas.
 - Phase 1 is recorded in the Plat Records of Grayson County, Texas, and;
 - Phase II is recorded on August 27, 2021, as Instrument number 20210827000034 in the Plat Records of Grayson County, Texas, and;
 - Phase III is recorded in July, 2021 in the Plat Records of Grayson County, Texas, and;
- 2. **DECLARATION INFORMATION:** Lots in Blue Hills of Van Alstyne are subject to the Declaration of Covenants, Conditions and Restrictions filed as Instrument number 2019-25815 in the Public Records of Grayson County, Texas.
- 3. NAME OF PROPERTY OWNERS' ASSOCIATION: Blue Hills of Van Alstyne Property Owners 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: 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

DATED: February 23, 2024

BLUE HILLS OF VAN ALSTYNE PROPERTY ASSOCIATION, INC., a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC

A Texas corporation, its managing agent

Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OFTEXAS §
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 the 33'4 day of

ebruary, 202

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

