

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

**BEECHNUT PARK
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

1. **NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.
2. **SUBDIVISION INFORMATION:** Beechnut Park is a phased addition to the City of Houston, Harris County, Texas.
 - The Section One Plat of Beechnut Park was recorded as File Number 1249533, Vol. 321, Page 3, Plat Records, Harris County, Texas.
 - The Section Two Plat of Beechnut Park was recorded as File Number 1352742, Vol. 322, Page 91, Plat Records, Harris County, Texas.
3. **DECLARATION INFORMATION:** Lots in Beechnut Park are subject to the Declaration of Covenants, Conditions & Restrictions for Beechnut Park Homeowners Association, Inc. an Addition to The City of Houston, Harris County, Texas, recorded on December 13, 1983, as Document No. 001196951277662 of the Real Property Records, Harris County, Texas, and;
 - Amendment to the Declaration of Covenants, Conditions and Restrictions of Beechnut Park, recorded on March 7, 1984, File 1402894 Real Property Records, Harris County, Texas, and;
 - Amendment to the Declaration of Covenants, Conditions and Restrictions of Beechnut Park, recorded on December 22, 1986, File No. 068-61-1996 through 068-61-2004 Real Property Records, Harris County, Texas, and;
 - Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Beechnut Park recorded on May 5, 1990, File No. 00090405 M634629 Real Property Records, Harris County, Texas, and;
 - Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Beechnut Park, recorded on September 9, 1996, File No. 300070950 S108018.
4. **NAME OF PROPERTY OWNERS ASSOCIATION:** Beechnut Park Homeowners Association, Inc.

RP-2024-83620

5. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

c/o Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469)533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resale Certificate: 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:	\$200.00
Lender Questionnaire:	Up to \$200.00

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DATED: February 23, 2024

BEECHNUT PARK HOMEOWNERS ASSOCIATION, INC.
a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC
a Texas corporation, its managing agent

By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

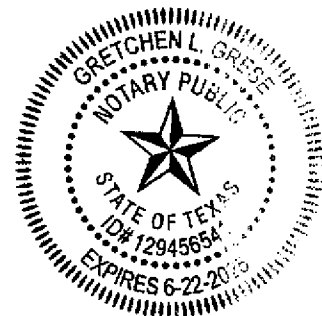
ACKNOWLEDGEMENT

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 23rd the day of
February, 2024

Gretchen L. Greese
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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Pages 4
03/11/2024 09:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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