

THESTATEOFTEXAS §
 §
COUNTY OF DALLAS §

**OAK BROOK CROSSING CONDOMINIUM 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 condominium association.

- 1. SUBDIVSION INFORMATION:** The Oak Brook Crossing is an addition to the City of Farmers Branch, Dallas County, Texas. The plat Oak Brook Crossing was recorded on May 8, 1981, Volume 81188, Page 0213 in the Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Homes in Oak Brook Crossing are subject to the Condominium Declaration for Oak Brook Crossing (Farmers Branch, Dallas County, Texas), recorded on May 8, 1981, as Document No. 81092, Page 3216, Real Property Records, Dallas County, Texas as it may be amended from time to time, including the following instruments in the Real Property Records of Dallas County, Texas:
 - First Amendment to the Declarations and Master Deed, Oak Brook Crossing Community, Dallas County, Texas, recorded on September 24, 1981, as Document No. 198101883394, Page 3216.
- 3. NAME OF CONDOMINIUM ASSOCIATION:** Oak Brook Crossing Condominium Association, Inc.
- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management, Inc.
6401 S. Custer Road, Suite 2020
McKinney, Texas 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 March 11, 2024

**OAK BROOK CROSSING CONDOMINIUM
ASSOCIATION, INC.,
a Texas condominium association**

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

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

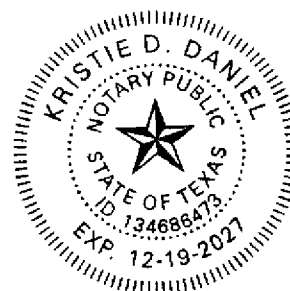
ACKNOWLEDGEMENT

**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 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: 202400049857

eRecording - Real Property

Recorded On: March 12, 2024 02:40 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202400049857
Receipt Number: 20240312000501
Recorded Date/Time: March 12, 2024 02:40 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.