

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**THE HOMEOWNERS ASSOCIATION
AT PIONEER HILL
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 Homeowners Association at Pioneer Hill is a phased addition to the City of Irving, Dallas County, Texas.
2. **DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Hidden Creek III Subdivision was recorded on May 5, 2017, in Instrument No. 201700127060 Deed of Records of Dallas County, Texas.
3. **NAME OF HOMEOWNERS ASSOCIATION:** The Homeowners Association at Pioneer Hill, Inc.
4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in The Homeowners Association at Pioneer Hill, Inc. are subject to the Declaration of Restrictive Covenants for The Homeowners Association at Pioneer Hill Subdivision was recorded on May 5, 2017, in Instrument No. 201700127060, Deed of Records of Dallas County, Texas.
5. The Homeowners Association at Pioneer Hill plat was recorded on December 17, 2014, Instrument No. 201400320360 Plat Records, Dallas County, Texas.
6. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Email: manager@tscmanagement.com

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates:
www.homewisedocs.com

7. 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
Reserve Contribution:	2 Months Assessments

DATED: February 23, 2024

**THE HOMEOWNERS ASSOCIATION AT PIONEER
HILL, INC.,**
a Texas Property Owners Association

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

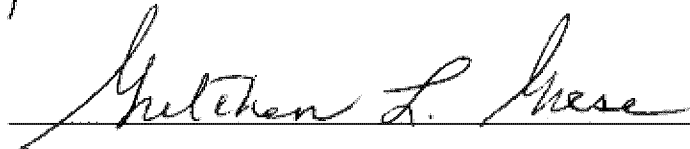
By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

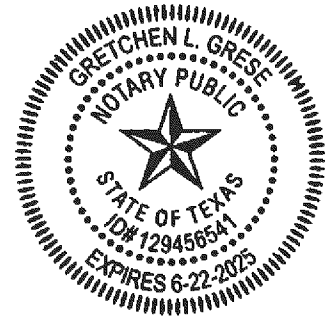
BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 23 day of February, 2024.



**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



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

Instrument Number: 202400039239

eRecording - Real Property

Recorded On: February 27, 2024 03:15 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: 202400039239
Receipt Number: 20240227000632
Recorded Date/Time: February 27, 2024 03:15 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