

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 19813

ERecordings-RP

CERTIFICATE

Recorded On: February 27, 2024 02:08 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 19813  
Receipt Number: 20240227000474  
Recorded Date/Time: February 27, 2024 02:08 PM  
User: Lisa V  
Station: Station 36

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DENTON   §

**GLENWOOD VILLAGE 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:** Glenwood Village is a phased addition to the City of Denton, Denton County, Texas. The final plat was recorded on May 29, 2013, as Document No. 2013-162, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Glenwood Village are subject to the Declaration of Covenants, Conditions & Restrictions for Glenwood Village an Addition to The City of Denton, Denton County, Texas, recorded on March 27, 2014, as Document No. 2014-26531, of the Real Property Records, Denton County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Glenwood Village Homeowners Association
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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](http://www.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 Certificate</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>Homeowner to Homeowner</b>	
<b>    Reserve Contribution</b>	<b>\$170.00</b>

**DATED:** February 23, 2024

**GLENWOOD VILLAGE HOMEOWNERS  
ASSOCIATION,  
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

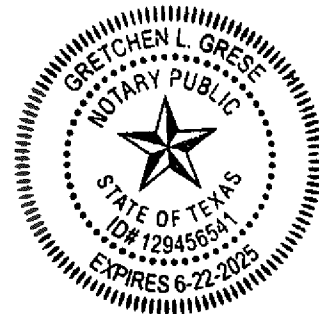
**ACKNOWLEDGEMENT**

**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 the 23<sup>rd</sup> day of February, 2024

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



**AFTER RECORDING PLEASE RETURN TO:**  
Texas Star Community Management, LLC  
6041 Custer Road, Suite 2020  
McKinney, TX 75070