

**THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

**VALENCIA ESTATES HOMEOWNERS ASSOCIATION, INC.
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:** Valencia Estates HOA, Inc. is an addition to the City of Irving, County of Dallas, Texas.
 - The plat of Valencia Estates was recorded on August 17, 2017, Document No.201700231192, Real Property Records of Dallas County, Texas.
 - The Replat of Lot 12X, Block E and Lot 27 & 28, Block C recorded March 1, 2018, Document 201800053950, Real Property Records of Dallas, County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Valencia Estates are subject to the Declaration of Covenants, Conditions and Restrictions for Valencia Estates recorded January 22, 2018, Document No. 201800017997, Real Property Records of Dallas County, Texas; and
 - Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Valencia Estates recorded May 14, 2019, Document No. 201900214297 in the Real Property Records of Dallas County, Texas.
 - Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Valencia Estates recorded on January 10, 2024, Document No. 202400006278 in the Real Property Records of Dallas County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Valencia Estates Homeowners Association.
- 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

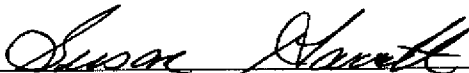
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital Contribution	Up to \$500.00

DATED: March 2, 2024

**VALECIA ESTATES HOMEOWNERS ASSOCIATION,
a Texas property owners association**

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

By: 
Susan Garrett, Vice President of Client Relations

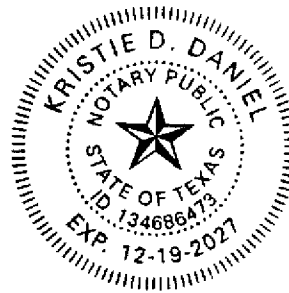
ACKNOWLEDGEMENT

**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 5th 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: 202400048321

eRecording - Real Property

Recorded On: March 11, 2024 10:08 AM

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: 202400048321
Receipt Number: 20240311000089
Recorded Date/Time: March 11, 2024 10:08 AM
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