

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**HARDROCK ESTATES 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:** Hardrock Estates is a phased addition to the City of Irving, Dallas County, Texas.
 - The plat of Phase I was recorded on February 26, 2006, as Document No. 200600074754, Plat Records, Dallas County, Texas.
 - The plat of Phase 2 was recorded on November 20, 2015, as Document No. 201500310223, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Hardrock Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Hardrock Estates an Addition to The City of Irving, Dallas County, Texas, recorded on June 29, 2009, as Document No. 200900184479, of the Real Property Records, Dallas County, Texas, as it may be amended from time to time.
 - First Amendment to the Declaration of Covenants, Conditions, & Restrictions for Hardrock Estates on January 17, 2018, as Document No. 2301800014594 in the Real Property Records, Dallas, County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Hardrock Estates 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
Resale Certificate: 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: February 27, 2024

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

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

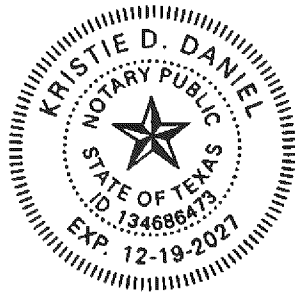
By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF 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
6041 Custer Road, Suite 2020
McKinney, TX 75070

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

Instrument Number: 202400046673

eRecording - Real Property

Recorded On: March 07, 2024 02:44 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: 202400046673
Receipt Number: 20240307000525
Recorded Date/Time: March 07, 2024 02:44 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, likely of John F. Warren, the Dallas County Clerk.