

Denton County
Juli Luke
County Clerk

Instrument Number: 103141

ERecordings-RP

CERTIFICATE

Recorded On: September 25, 2023 01:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 103141
Receipt Number: 20230925000364
Recorded Date/Time: September 25, 2023 01:04 PM
User: Kraig T
Station: Station 21

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 §

**SOMERSET FRISCO
HOMEOWNERS' 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 homeowner's association.

1. **SUBDIVISION INFORMATION:** The Somerset Frisco Homeowners' Association is a phased addition to the City of Frisco, Denton County, Texas.

2. **DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Somerset Frisco Subdivision was recorded on October 24, 2017 and is recorded as Instrument No. 2017-131048 in the Official Public Records of Denton County, Texas.

3. **NAME OF HOMEOWNERS ASSOCIATION:** Somerset Frisco Homeowners' Association, Inc.

4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** All tracts and parcels of real property in Frisco, Denton County, Texas particularly described in the following Plats record in the Map of Plat Records of Denton County, Texas.
 - Somerset Park – Document No. 2018-144
 - Amending Plat for Somerset Park – Document No. 2018-499

4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo 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
Resales Certificates:
www.homewisedocs.com

Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

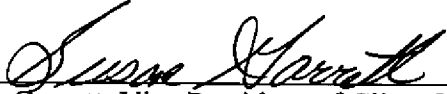
Resale Certificate:	\$300.00
Statement of Account	\$75.00

Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00

DATED: August 31, 2023

**SOMERSET FRISCO HOMEOWNERS'
ASSOCIATION, INC.,**
a Texas Homeowners' 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 DENTON §

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 31st day of August, 2023.

Gretchen L. Grese

**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

