

**Denton County
Juli Luke
County Clerk**

Instrument Number: 25597

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: March 12, 2024 12:57 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 25597
Receipt Number: 20240312000347
Recorded Date/Time: March 12, 2024 12:57 PM
User: Calinda B
Station: Station 20

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 §**

**HOLLYHOCK 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:** Hollyhock is a phased addition to the City of Frisco, Denton County, Texas.
 - The plat of Phase 1A was recorded on March 28, 2016, as Document No. 2016-121 Plat Records, Denton County, Texas.
 - The plat of Phases 1B and 1C was recorded on October 4, 2016, as Document No. 2016-2171 Plat Records, Denton County, Texas
 - The plat of Phase 2 was recorded on March 22, 2018, as Document No. 2018-142 Plat Records, Denton County, Texas
 - The plat of Phase 3 was recorded on March 22, 2018, as Document No. 2018-143 Plat Records, Denton County, Texas.
 - The plat of Phase 4 was recorded on July 27, 2018, as Document No. 2018-332 Plat Records, Denton County, Texas.
 - The plat of Phase 5 was recorded on April 30, 2021, as Document No. 2021-176 Plat Records, Denton County, Texas.

- 2. DECLARATION INFORMATION:** Lots in Hollyhock are subject to the Declaration of Covenants, Conditions & Restrictions for Hollyhock Residential Association an Addition to The City of Frisco, Denton County, Texas, recorded on April 1, 2016, as Document No. 2016- 36486 of the Real Property Records, Denton County, Texas; and
 - Hollyhock Development Area Declaration, Recorded on April 1, 2016, as Document No. 2016 36487 of the Real Property Records, Denton County, Texas, as it may be amended from time to time; and
 - First Amendment to Master Covenant (Residential) recorded on October 5, 2020, as Document No. 158424, of the Real Property Records, Denton County, Texas; and
 - Amended and Restated Adoption of Working Capital Assessment recorded October 5, 2020, as Document No. 20201005000824, of the Real Property Records, Denton County, Texas.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Hollyhock Residential Association, Inc.

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 Certificate: www.homewisedocs.com
Email: manager@tscmanagement.com

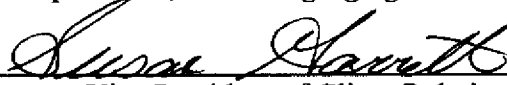
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital Contribution	\$500.00
Regular Assessment	\$300.00
Landscape Assessment	\$250.00

DATED: March 11, 2024

HOLLYHOCK RESIDENTIAL ASSOCIATION, 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

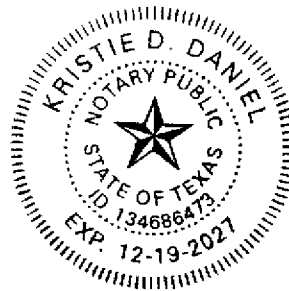
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF 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 11th 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