

Denton County
Juli Luke
County Clerk

Instrument Number: 24919

ERecordings-RP

MISCELLANEOUS

Recorded On: March 11, 2024 09:30 AM

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: 24919
Receipt Number: 20240311000048
Recorded Date/Time: March 11, 2024 09:30 AM
User: Arie G
Station: Station 24

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 §**

**TRADITIONS OF FRISCO 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:** Traditions of Frisco Homeowners Association is a phased addition to the City of Frisco, Denton County, Texas.
 - The plat of Christie Ranch Phase 2A was recorded on December 30, 2008, as Document No. 137061 Cabinet Y, Page 797, Plat Records, Denton County, Texas.
 - Amending Plat of Lot 25A and 2C Christie Ranch filed March 28, 2012, as Document No. 2012-66, Real Property Records of Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in the Traditions of Frisco Homeowners Association are subject to the Declaration of Covenants, Conditions & Restrictions for Traditions of Frisco Homeowners' Association as recorded on December 12, 2008, as Instrument No. 2008-131565, Real Property Records, Denton County, Texas, as it may be amended from time to time.
 - Assignment of Declarant's Rights Filed December 21, 2010, Document No. 2010-126690 in the Real Property Records of Denton County, Texas.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Traditions of Frisco Homeowners 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
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

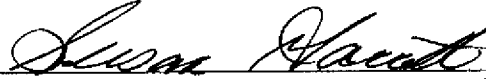
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lenders Questionnaire	Up to \$200.00
Reserve Contribution	\$250.00

DATED: March 3, 2024

**TRADITIONS OF FRISCO 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 Community Relations

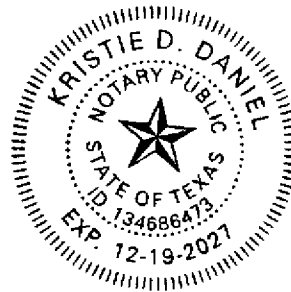
ACKNOWLEDGEMENT

**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