

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 24925

ERecordings-RP

MISCELLANEOUS

Recorded On: March 11, 2024 09:32 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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\*\*\*\*\* 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: 24925  
Receipt Number: 20240311000047  
Recorded Date/Time: March 11, 2024 09:32 AM  
User: Patty M  
Station: Station 5

**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   §

**THE HILLS OF ARGYLE 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 ON INFORMATION:** The Hills of Argyle is an addition to the City of Argyle, Denton County, Texas.
  - The plat of Phase One was recorded on August 26, 1997, as Document No. 97-R0059174, in Cabinet N, Page 321, Plat Records, Denton County, Texas.
  - The plat of Phase Two was recorded on June 24, 1998, as Document No. 98- R0054129, in Cabinet O, Page 392, Plat Records, Denton County, Texas.
  - The plat of Phase III was recorded on June 18, 2002, as Document No. 2002-R007609Q in Cabinet U, Page455, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in The Hills of Argyle are subject to the First Amended And Restated Declaration of Restrictions, Covenants, And Conditions of The Hills of Argyle, recorded on March 11, 2005, as Document No. 2005-28801, Real Property Records, Denton County, Texas, which supersedes and replaces the Original Declaration filed August 21, 1997, and recorded as Document No. 97-RO057932 and the Seconded Amended Declaration recorded on October 1, 2001 and recorded in Volume 4965, Page 00063 and the Second Amended Declaration recorded on May 28, 2003 and recorded in Volume 5345, Page 00471.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** The Hills of Argyle 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](http://www.townsq.io)  
Resale Certificate: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificates</b>	<b>\$375.00</b>
<b>Statement of Accounts</b>	<b>\$75.00</b>
<b>Update Fee</b>	<b>\$75.00</b>
<b>Transfer Fee</b>	<b>\$200.00</b>
<b>Lender Questionnaire</b>	<b>Up to \$200.00</b>

**DATED:** February 27, 2024

**THE HILLS OF ARGYLE HOMEOWNERS 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

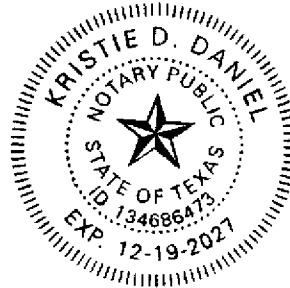
**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for 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