

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF DALLAS       §

**WOODLANDS II ON THE CREEK  
CONDOMINIUM 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 condominium association.

- 1. SUBDIVISION INFORMATION:** Woodlands II on the Creek is an addition to the City of Dallas, Dallas County, Texas. The final plat was recorded on December 21, 2006, in Volume 62155, Page 1193, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Homes in Woodlands II on the Creek are subject to the Declaration of Covenants, Conditions & Restrictions for Woodlands II on the Creek an Addition to The City of Dallas, Dallas County, Texas, recorded on March 4, 1982, as Document No. 198200445386 in Volume 82044, Page 3163, of the Condominium Records, Dallas County, Texas, as it may be amended from time to time; The Amended and Restated Declaration and Master Deed for Woodlands II on the Creek, recorded on August 10, 1982, as Document No. 198201555753, Volume 82155, Page 1117 of the Condominium Records, Dallas County, Texas, as it may be amended from time to time.

Additional information filed the Association considers appropriate are Notice of Filing of Associate Instruments filed of record on May 18, 2004, as Document No 200402892461, Volume 2004097, Page 788 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on October 5, 2004, as Document No. 200403084636, Volume 2004193, Page 6318 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on May 16, 2005 as Document No. 200503355785, Volume 2005095, Page 284 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on January 10, 2008, as Instrument No. 2008000836 of the Condominium Records, Dallas County, Texas; Amended and Supplement to Notice of Filing of Association Documents, filed for record on January 27, 2011, as Document No. 201100023538, of the Condominium Records, Dallas County, Texas;

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Woodlands II on the Creek Condominium Association
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

c/o Texas Community Management, LLC.	Phone: (469)-899-1000
6041 Custer Road, Suite 2020	Fax: (469)-533-8836
McKinney, Texas 75070	Website: <a href="http://www.townsq.io">www.townsq.io</a>
	Resale Certificates: <a href="http://www.homewisedocs.com">www.homewisedocs.com</a>
	Email: <a href="mailto:manager@tscmanagement.com">manager@tscmanagement.com</a>

**DATED:** August 9, 2021

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

<b>Resale Certificate:</b>	<b>\$300.00</b>
<b>Statement of Account</b>	<b>\$ 75.00</b>
<b>Update Fee:</b>	<b>\$ 75.00</b>
<b>Transfer Fee:</b>	<b>\$150.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>

**WOODLANDS II ON THE CREEK CONDOMINIUM  
ASSOCIATION,**  
a Texas condominium association

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

By:   
Susan Garrett, Vice President of Client Relations

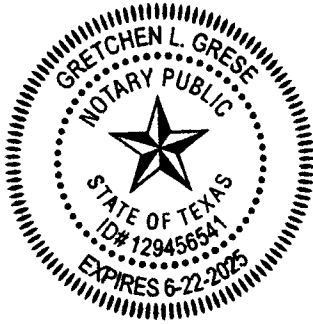
**ACKNOWLEDGEMENT**

**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 9 day of August,

2021.



*Gretchen L. Grese*  
\_\_\_\_\_  
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**

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**Instrument Number:** 202100251735

eRecording - Real Property

**Recorded On:** August 24, 2021 09:23 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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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:** 202100251735  
**Receipt Number:** 20210824000108  
**Recorded Date/Time:** August 24, 2021 09:23 AM  
**User:** Hilga R  
**Station:** CC17

**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