

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

**MONTFORT TOWNHOMES CONDOMINIUM 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:** The Montfort Townhomes are an addition to the City of Dallas, Dallas, County Texas, as listed in Exhibit HA" (metes and bounds) and Exhibit "B" (General Schematic Map to the Condominium Declaration cited in Paragraph 2, in the governing documents listed below and per the plat filed on January 21, 1986, as Document No. 198600135604.
- 2. DECLARATION INFORMATION:** Homes in Montfort Townhomes are subject to the Condominium Declaration for Montfort Townhomes (Dallas, Dallas County, Texas), recorded on August 4, 2000, as Document No. 198600135604 in Volume 86013, Page 4250, Real Property Records, Dallas County, Texas as it may be amended from time to time, including the following instruments in the Real Property Records of Dallas County, Texas.
- 3. NAME OF CONDOMINIUM ASSOCIATION:** Montfort Townhomes Condominium 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 Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

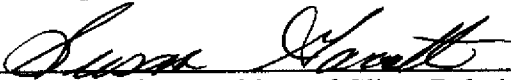
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$375.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$200.00
Lender Questionnaire:	Up to \$200.00

DATED: February 28, 2024

**MONTFORT TOWNHOMES CONDOMINIUM
ASSOCIATION, INC.**
a Texas condominium association

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


By: 
Susan Garrett, Vice President of Client Relations

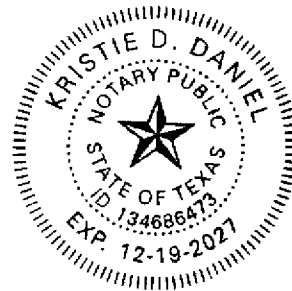
ACKNOWLEDGEMENT

**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 5th day of March, 2024.


**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

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400048319

eRecording - Real Property

Recorded On: March 11, 2024 10:08 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202400048319
Receipt Number: 20240311000087
Recorded Date/Time: March 11, 2024 10:08 AM
User: Lynn G
Station: Cc147

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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.