

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**THE COURT AT CHAPEL DOWNS
RESIDENTIAL COMMUNITY HOMEOWNERS 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:** The Court at Chapel Downs is an addition to the City of Dallas, Dallas County, Texas.
 - The Plat of The Court at Chapel Downs as recorded as Document No. 201700141377 of the Official Public Records of Dallas County, Texas.
2. **DECLARATION INFORMATION:** The Court at Chapel Downs Residential Community, Inc. is subject to the Declaration of Covenants, Conditions and Restrictions recorded on or about April 10, 2018 as Instrument No. 201800092763 in the Real Property Records of Dallas County, Texas, and:
3. **NAME OF PROPERTY OWNERS ASSOCIATION:** The Court at Chapel Downs Residential Community, Inc.
4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,
LLC 640 I 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:	\$376.00
Statement of Account:	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$200.00
Lender Questionnaire:	Up to \$200.00
Working Capital Contribution:	Two Months Assessments

DATED: June 25, 2025

**THE COURT AT CHAPEL DOWNS RESIDENTIAL
COMMUNITY, INC.**

a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC

a Texas corporation, its managing agent

By:

Susan Garrett
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

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COUNTY OF COLLIN §

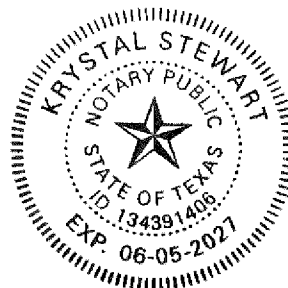
BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 27th day of June, 2025.

Krystal Stewart
**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, Texas 75070

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

Instrument Number: 202500135516

eRecording - Real Property

Recorded On: June 30, 2025 04:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500135516
Receipt Number: 20250630000147
Recorded Date/Time: June 30, 2025 04:04 PM
User: Hilga R
Station: CC132.dal.ccdc

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, appearing to be "JF Warren", is written over a horizontal line.