

STAR RANCH HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - JOHNSON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Star Ranch Homeowners' Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

STAR RANCH

2. The name of the association is:

Star Ranch Homeowners' Association, Inc.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants, Conditions, and Restrictions Doc. 2019-4515

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Notice of Filing of Dedicatory Instruments Doc. 2019-5655

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan and Application of Payments Policy**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

First Amendment to Declaration of Covenants Doc. 2021-11322
(Annex. Phases 2 & 3)
Second Amendment to Declaration of Covenants Doc. 2021-33179

6. The mailing address for the association is as follows:

STAR RANCH HOMEOWNERS ASSOCIATION
c/o FirstService Residential
14951 N Dallas Pkwy, Suite 600
Dallas, TX 75254

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

FirstService Residential
14951 N Dallas Pkwy, Suite 600
Dallas, TX 75254
Phone: (214) 871-9700
Email: Mgmt-CertificateTX@fsresidential.com

8. The website address on which the association's dedicatory instruments are available:

<https://StarRanch.connectresident.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate (Standard):	\$375.00
1-2 days RUSH	\$500.00
3-5 days RUSH	\$450.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate (Standard):	\$150.00
1-2 days RUSH	\$275.00
3-5 days RUSH	\$225.00
Questionnaires: (Includes COI and annual budget):	\$350.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Transfer Fee to management company:	\$340.00
Initial Contribution/Working Capital Assessment to Association:	\$450.00

EXECUTED as of November 16, 2023.

FirstService Residential

By (signature): *Patrick Dreesch*

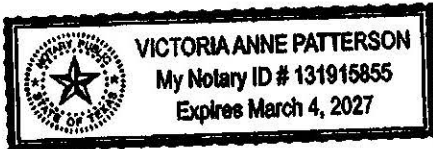
Name (printed): PATRICK DREESCH

Title: PRESIDENT, DFW

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 16 day of Nov, 2023, by Patrick Dreesch (name), the President (title) authorized agent for FirstService Residential.



Victoria Patterson
Notary Public – The State of Texas

After Recording, Please Return To:
STAR RANCH HOMEOWNERS ASSOCIATION
c/o The Kapioltas Law Firm, PLLC
2150 S. Central Expressway, Ste. 200
McKinney, Texas 75070

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2023 - 31198

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: November 07, 2023 08:26 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** **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: 2023 - 31198
Receipt Number: 20231107000002
Recorded Date/Time: November 07, 2023 08:26 AM
User: Linda B
Station: ccl30

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long