

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

**GLENRIDGE ESTATES 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 homeowners' association.

- 1. SUBDIVISION INFORMATION:** The Glenridge Estates Homeowners Association, Inc. is an addition to the City of Plano, Collin County, Texas as recorded in Cabinet L, Page 456 of the Plat Records of Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Glenridge Estates are subject to the Declaration of Covenants, Conditions and Restrictions of Glenridge Estates recorded in the property records of Collin County, Texas on September 9, 1999, as Document No. 99-0116747.
- 3. NAME OF PROPERTY OWNERS' ASSOCIATION:** Glenridge Estates Homeowners 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](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

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

<b>Resale Certificate</b>	<b>\$375.00</b>
<b>Statement of Account</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 23, 2024

**GLENRIDGE ESTATES 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

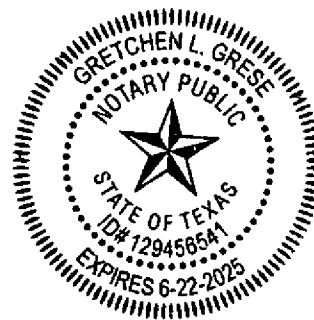
**ACKNOWLEDGEMENT**

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

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she/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 23<sup>rd</sup> day of February, 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, Texas 75070

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2024000021929

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 27, 2024 02:19 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 2024000021929  
Receipt Number: 20240227000533  
Recorded Date/Time: February 27, 2024 02:19 PM  
User: Abby H  
Station: Station 7

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX