

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

**LADERA RESERVE 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 Ladera Reserve Condominium Association is a phased addition to the Mansfield, Johnson County, Texas.
- 2. DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Ladera Reserve Subdivision was recorded on or about December 22, 2020, as Document No. D220336741 of the Real Property Records of Tarrant County, Texas and as Document No. 2020-41806 of the Real Property Records of Johnson County, Texas (the "Original Declaration").
 - First Amended Condominium Declaration for Ladera Reserve Condominiums on or about April 1, 2021, as Document No. D221089634 of the Real Property Records of Tarrant County, Texas; and on April 5, 2021, as Document No. 2021-11655 of the Real Property Records of Johnson County, Texas (the "Amended Declaration")
 - First Amendment to the First Amended Condominium Declaration for Ladera Reserve Condominiums on or about May 5, 2021, as Document No. 2014-16230 of the Real Property Records of Tarrant County, Texas
- 3. NAME OF CONDOMINIUM ASSOCIATION:** Ladera Reserve 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

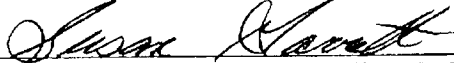
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$375.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$200.00
Lender Questionnaire:	Up to \$200.00
Working Capital Contribution:	\$1,850.00
Homeowner to Homeowner Reserve Contribution:	\$3,500.00

DATED: February 28, 2024

**LADERA RESERVE 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

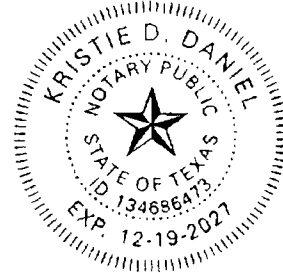
ACKNOWLEDGEMENT

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.

Kristie D. Daniel
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

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 6601

eRecording - Real Property

Certificate/Certification

Recorded On: March 11, 2024 11:21 AM

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: 2024 - 6601
Receipt Number: 20240311000017
Recorded Date/Time: March 11, 2024 11:21 AM
User: Honor C
Station: CCL45

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



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