

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**VILLAS OF ANDALUS PROPERTY OWNERS 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 Owners association.

- 1. SUBDIVISION INFORMATION:** Villas of Andalus is a phased addition to the City of Irving, Texas, according to the plat recorded on March 24, 2008, as Document No. 2008-0094376, Plat Records, Dallas County, Texas; Final Plat recorded on June 6, 2001, Cabinet T, Page 278.
- 2. DECLARATION INFORMATION:** Lots in Villas of Andalus are subject to the Declaration of Covenants, Conditions & Restrictions for Villas of Andalus, recorded on April 10, 2008, as Document No. 20080116708, Real Property Records, Dallas County, Texas, as it may be amended or supplemented from time to time.
 - Villas of Andalus Notice of Delegation and Termination of Declarants Rights, filed on June 8, 2010, Document No. 201000140542.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Villas of Andalus Owners 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
Resales 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: March 3, 2024

**VILLAS OF ANDALUS OWNERS ASSOCIATION,
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC.
a Texas corporation, its managing agent**

By: *Susan Garrett*
Susan Garrett, Vice President and Client Relations

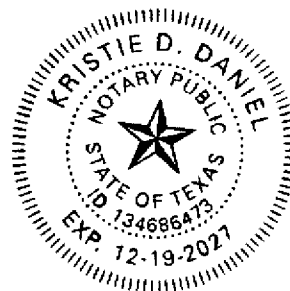
ACKNOWLEDGEMENT

**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, TX 75070

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

Instrument Number: 202400048320

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: 202400048320
Receipt Number: 20240311000088
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