D224040836 03/11/2024 09:17 AM Page: 1 of 4 Fee: $32.00 Submitter: Texas Star Community Management, Llc
Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON
COUNTY CLERK

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

MARINE CREEK COMMUNITY (DBA MARINE CREEK ESTATES) 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 homeowners association.

1. **SUBDIVISION INFORMATION:** Marine Creek Community (dba Marine Creek Estates) is a phased addition to the City of Ft. Worth, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on May 11, 1999, as Document 0199118259, Page 1999, in Cabinet A, Slide 5005 and 5006, Plat Records of Tarrant County, Texas.
   - The plat of Village 5 was recorded on June 25, 1999, as Document D199162526, Page 1999, in Cabinet A, Slide No. 5121, Plat Records, Tarrant County, Texas.
   - The plat of Village 6 was recorded on June 25, 1999, as Document 0199162528, Page 1999, in Cabinet A, Slide No. 5123, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on September 9, 1999, as Document 0199229382, Page 1999, in Cabinet A, Slide 5301, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on December 21, 1999, as Document 0199312237, Page 1999, in Cabinet A, Slide 5524, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on January 14, 2000, as Document 0200010422, Page 2000, in Cabinet A, Slide 5581, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on February 2, 2001, as Document 02012024023, Page 2001, in Cabinet A, Slide 6431, Plat Records, Tarrant County, Texas.
   - The final plat of VI-A was recorded on February 16, 2001, as Document 201034042, in Cabinet A, Slide No. 6456, Plat Records, Tarrant County, Texas.
   - The plat of Marine reek Estates was recorded on July 20, 2001, as Document 0201169739, in Cabinet A, Slide No. 6807, Plat Records, Tarrant County, Texas.
   - The plat of Phase IV was recorded on July 10, 2002, in Cabinet A, Slide No. 7653, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on July 27, 2001, as Document 0201179247, Page 2001, in Cabinet A, Slide 6819, Plat Records, Tarrant County, Texas.
   - The plat of Marine Creek Estates was recorded on July 19, 2002, as Document 0202199592, Page 2002, in Cabinet A, Slide 7653, Plat Records, Tarrant County, Texas.
   - The final plat of Phase VII was recorded on August 2, 2002, as Document D200212963,

in Cabinet A, Slide No. 7696, Plat Records, Tarrant County, Texas

- The plat of Marine Creek Estates was recorded on September 13, 2002, as Document D202257643, Page 2002, in Cabinet A, Slide 7784, Plat Records, Tarrant County, Texas.
- The plat of Marine Creek Estates was recorded on February 3, 2003, as Document D203043443, Page 2003, in Cabinet A, Slide 8128, Plat Records, Tarrant County, Texas.
- The final plat of Lot 66X, Block M, filed January 6, 2009, Cabinet A, Slide 13097 of the Real Property Records of Tarrant County.

2. **DECLARATION INFORMATION**: Lots in Marine Creek Community (dba Marine Creek Estates) are subject to the Declaration of Covenants, Conditions & Restrictions for Marine Creek Homeowners Association an Addition to The City of Ft. Worth, Tarrant County, Texas, recorded on November 8, 1999, as Document No. Dl 99279640 of the Real Property Records, Tarrant County, Texas;

- Supplemental Declaration of Annexation to Marine Creek, Re: Neighborhood A, an Addition to the City of Fort Worth, Tarrant County, Texas recorded March 31, 2000, as Document No. D200066794;
- Supplemental Declaration of Annexation to Marine Creek, Re: Neighborhood 1 filed July 3, 2000, Document No. D200143860 in the Real Property Records of Tarrant County, Texas;
- Supplemental Declaration of Annexation to Marine Creek, filed on January 25, 2002, Document No. D202024740 in the Real Property Records of Tarrant County, Texas;
- Supplemental Declaration of Annexation to Marine Creek, Re: Neighborhood A (Third Phase), filed on April 22, 2002, Document No. D202110366 in the Real Property Records of Tarrant County, Texas;
- Supplemental Declaration of Annexation to Marine Creek, filed on July 16, 2002, Document No. D202 l 96037 in the Real Property Records of Tarrant County, Texas;
- Supplemental Declaration of Annexation to Marine Creek, Neighborhood 1, filed on August 19, 2002 as Document No. D202229499/D2002 15901/419 of the Real Property Records, Tarrant County, Texas.
- Supplemental Declaration of Annexation and Additional Notice of Drainage Channel filed on March 18, 2004, as Document No. D204083404 of the Real Property Records, Tainnt County, Texas.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Marine Creek Community (dba Marine Creek Estates) Homeowners Association, Inc.

4. **ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

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**

DATED: February 28, 2024

MARINE CREEK COMMUNITY (DBA MARINE CREEK ESTATES) HOMEOWNERS ASSOCIATION, INC.
a Texas property owners association

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

By: _____
Susan Garrett, V ident of Client Relations

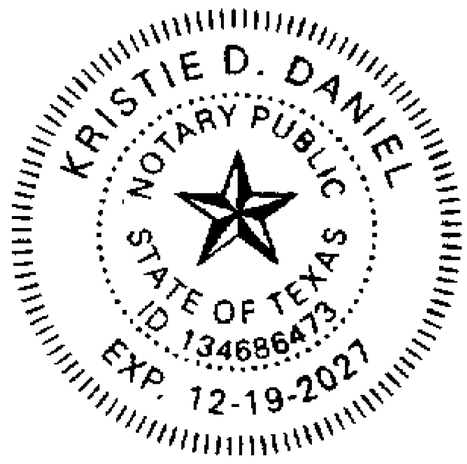
ACKNOWLEDGEMENT

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 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