MANAGEMENT CERTIFICATE FOR
CEDAR COVE PROPERTY OWNER'S ASSOCIATION, INC.

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1.	Name of subdivision:	Cedar Cove
2.	Name of the association:	Cedar Cove Property Owner's Association, Inc.
3.	Mailing address:	620 S. 12th Street McAllen, TX 78501
4.	Subdivision plat information:	Volume 48, Page 141, Map Records of Hidalgo County, Texas
5.	Declaration information:	Declaration of Restrictive Covenants of the Cedar Cove Subdivision, recorded on September 23, 2014, recorded in Document Number 2550229, Official Records of Hidalgo County, Texas
6.	Association management or representative:	Magnolia Property Management, Inc. 620 S. 12th Street McAllen, TX 78501 Telephone: (956) 630-4225 E-mail: info@magnoliapm.net
7.	Website address:	https://magnoliapminc.appfolio.com/connect/
8.	Property transfer fee:	$100.00

CEDAR COVE PROPERTY OWNER'S ASSOCIATION, INC., a Texas non-profit corporation

By: Arantza Vela, Managing Agent

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of Cedar Cove Property Owner's Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 19th day of September, 2023.

Notary Public, State of Texas

IRENE VALDEZ
Notary ID #133111354
My Commission Expires
May 19, 2025

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201

06487.0001.2490841.ia

VG-996-2023-3486908

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3486908

Recorded On: September 27, 2023 12:12 PM

Billable Pages: 1

Number of Pages: 2

CERTIFICATE

*****Examined and Charged as Follows*****

Total Recording: $ 36.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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 No:	3486908
Receipt No:	20230927000151
Recorded On:	September 27, 2023 12:12 PM
Deputy Clerk:	Horacio Garza
Station:	CH-1-CC-K12

Record and Return To:

Allen Stein & Durbin PC
PO Box 101507
6243 IH-10 West, 7th Floor
San Antonio TX 78201

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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 Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas