MANAGEMENT CERTIFICATE FOR CARROLL ESTATES HOA, INC.

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

1.	Name of subdivision:	Carroll Estates
2.	Name of the association:	Carroll Estates HOA, Inc.
3.	Mailing address:	620 S. 12th Street McAllen, TX 78501
4.	Subdivision plat information:	Lots 1 – 80: Document Number 3177075, Map Records of Hidalgo County, Texas
5.	Declaration information:	Declaration of Covenants, Conditions, and Restrictions for Carroll Estates, executed on December 23, 2020, recorded in Document Number 3178712, Official Records of Hidalgo County, Texas, as amended by the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Carroll Estates, executed on April 14, 2023, recorded in Document Number 3440418, Official Records of Hidalgo County, Texas, as further amended by Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Carroll Estates, executed on August 23, 2023, recorded in Document Number 3478479, 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 fees:	$100.00

CARROLL ESTATES HOA, INC.,
a Texas non-profit corporation

A. Vela

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 Carroll Estates HOA, 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 18th day of September, 2023.

Irene Valdez

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

06476.0001.2443639.ia

VG-996-2023-3486397

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

Document No: 3486397

Billable Pages: 1

Recorded On: September 26, 2023 09:24 AM

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:	3486397
Receipt No:	20230926000060
Recorded On:	September 26, 2023 09:24 AM
Deputy Clerk:	Elisa Castillo
Station:	CH-1-CC-K32

Record and Return To:

Allen, Stein & Durbin PC
Attn: Katie Caise
6243 IH-10 West, 7th Fl/PO Box 101507
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