

**MANAGEMENT CERTIFICATE FOR
SHARY ESTATES SUBDIVISION PHASE II HOA, INC.**

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

1. Name of subdivision: Shary Estates Phase II
2. Name of the association: Shary Estates Subdivision Phase II HOA, Inc.
3. Mailing address: 620 S. 12th Street
McAllen, TX 78501
4. Subdivision plat information: Document Number 3314364, Map Records of Hidalgo County, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions for Shary Estates Subdivision Phase II, executed on February 25, 2022, recorded in Document Number 3314671, 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://magnoliapm.inc.appfolio.com/connect/>
8. Property transfer fees: Property transfer fee: \$100.00
Resale certificate: \$300.00
Expedited fee: \$200.00

SHARY ESTATES SUBDIVISION PHASE II
HOA, INC., a Texas non-profit corporation

By: Arantza Vela, Managing Agent

STATE OF TEXAS

COUNTY OF HIDALGO

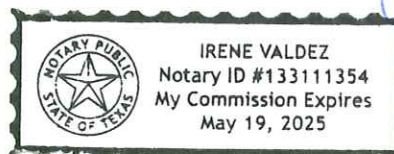
Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of Shary Estates Subdivision Phase II HOA, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

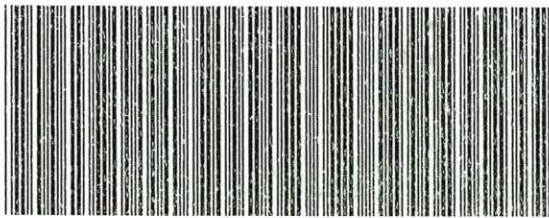
Given under my hand and seal of office the 30th day of August, 2023.

Irene Valdez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201
06460.0001.2474914





VG-996-2023-3482141

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

Document No: 3482141

Billable Pages: 1

Recorded On: September 11, 2023 03:41 PM

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: 3482141
Receipt No: 20230911000342
Recorded On: September 11, 2023 03:41 PM
Deputy Clerk: Maria Perez
Station: CH-1-CC-K01

Record and Return To:

Allen, Stein, Durbin, PC
6243 IH-10 West, Suite 700
PO Box 101507
San Antonio TX 78201



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