

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

Document No: 3640555

Billable Pages: 1

Recorded On: April 17, 2025 04:17 PM

Number of Pages: 2

CERTIFICATE

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

Total Recording: \$ 35.00

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

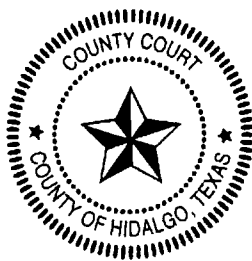
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3640555
Receipt No: 20250417000359
Recorded On: April 17, 2025 04:17 PM
Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K32

Record and Return To:

DRODZ Enterprises Inc
PO Box 6075
original returned to customer
MCALLEN TX 78502-6075



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

MANAGEMENT CERTIFICATE
FOR

Lumen Homeowner's Association, Inc.

The following information is being provided pursuant to Section 209, Texas Property Code and supersedes any prior management certificate filed by the Association:

- 1. Name of Subdivision: Lumen Subdivision Phase A & B
- 2. Name of the Association: Lumen Homeowner's Association, Inc.
- 3. Mailing Address: P.O. Box 6075, McAllen, Texas, 78502
- 4. Subdivision Plat Information: Filed with Hidalgo County, Texas on 08/29/2017 Instrument Numbers 276199 & 2844940
Lots 1 through 50 Phase A in Volume 2 Page 26 and in Volume 24 Page 168 of the Map Records of Hidalgo County Texas. Lots 51 through 121 of Phase B in Volume 2 page 26 of the Map Records of Hidalgo County Texas.
- 5. Declaration Information: Lumen Subdivision A Instrument Number 2934720 Recorded 07/23/2018
Lumen Subdivision B Instrument Number 2951062 Recorded 09/18/2018
both recorded with Hidalgo County Texas
- 6. Association Management: Samson Property Management
306 W. Nolana Avenue
McAllen, Texas, 78504
Telephone: (956) 202-0399
Website: www.samsonpm.com
E-mails: hoainfo@samsonpm.com
david@samsonpm.com
- 7. Website address: www.townsq.io
- 8. Property transfer fees: Transfer fee charged by
Samson Property Management: \$200.00

Account Fee charged by
Samson Property Management: \$100.00

Lumen Homeowner's Association, Inc.
A Texas Non-Profit Corporation

David Rodriguez
By: David R. Rodriguez, Managing Agent

State of Texas §
 §
County of Hidalgo §

Before me, the undersigned notary public, on this day personally appeared David Rodriguez, Managing Agent of Lumen Homeowner's Association, Inc., known to me or proved to me by presentation to me of 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 17th day of April, 2025.

Javier Garza
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Lumen Homeowner's Association, Inc.
c/o Samson Property Management
P.O. Box 6075
McAllen, Texas 78502

