



VG-120-2021-3258983

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

Document No: 3258983

Billable Pages: 7

Recorded On: September 01, 2021 09:03 AM

Number of Pages: 8

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

Total Recording: \$ 60.00

*****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: 3258983
Receipt No: 20210901000046
Recorded On: September 01, 2021 09:03 AM
Deputy Clerk: Elaine Acuna
Station: CH-1-CC-K31

Record and Return To:

Sharyland Residential
3500 Los Milagros
Original Returned To Customer
MISSION TX 78572



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
SHARYLAND RESIDENTIAL**

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Sharyland Residential Community Property Owners Association, Inc.

1. The name of the subdivisions are listed under Section Number 3.
2. The name of the association is Sharyland Residential Community Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Las Palmas Del Rey	Plat filed in Volume 35, Page 70 on 1/3/2000
Las Palmas Del Sol	Plat filed in Volume 35, Page 155 on 2/2000
Paseo Lindo Phase I	Plat filed in Volume 37, Page 170 on 5/30/2001
Paseo Lindo Phase II	Plat filed in Volume 38, Page 153 on 11/2/2001
El Jardin De Las Flores Phase I	Plat filed in Volume 34, Page 188 on 9/14/1999
El Jardin De Las Flores Phase II	Plat filed in Volume 40, Page 85 on 7/18/2002
Loma Verde Phase I	Plat filed in Volume 35, Page 72 on 1/3/2000
Loma Verde Phase II	Plat filed in Volume 40, Page 69-70 on 7/3/2002
Loma Verde Phase III	Plat filed in Volume 43, Page 168-169 on 10/28/2003
Los Nogales Phase I	Plat filed in Volume 35, Page 23 on 1/3/2000
Los Nogales Phase II	Plat filed in Volume 38, Page 137 on 10/22/2001
Los Nogales Phase III	Plat filed in Volume 37, Page 87 on 3/21/2001
Los Nogales Phase IV	Plat filed in Volume 40, Page 83 on 7/18/2002
Los Nogales Phase V	Plat filed in Volume 42, Page 132-133 on 6/19/2003
Los Milagros Phase I	Plat filed in Volume 35, Page 1 on 9/30/1999
Los Milagros Phase II	Plat filed in Volume 39, Page 171 on 4/30/2002
Camino Real Phase I	Plat filed in Volume 37, Page 98 on 4/16/2001
Camino Real Phase II	Plat filed in Volume 38, Page 125 on 10/9/2001
Solera Phase I	Plat filed in Volume 35, Page 3 on 9/30/1999
Solera Phase II	Plat filed in Volume 36, Page 55 on 6/28/2000
Lago Escondido Phase I	Plat filed in Volume 42, Page 12 on 4/3/2003
Lago Escondido Phase II	Plat filed in Volume 42, Page 31 on 8/12/2003

San Miguel Phase I	Plat filed in Volume 45, Page 69-70 on 5/28/2004
San Miguel Phase II	Plat filed in Volume 47, Page 110-111 on 3/30/2005
Sevilla Phase I	Plat filed in Volume 45, Page 61 on 5/27/2004
Quinta Real Phase I	Plat filed in Volume 43, Page 72-73 on 9/10/2003
Quinta Real Phase II	Plat filed in Volume 46, Page 171-172 on 12/14/2004
El Sendero Phase I	Plat filed in Volume 42, Page 107-108 on 6/11/2003
El Sendero Phase II	Plat filed in Volume 43, Page 144-145 on 10/16/2003
Las Placitas Phase I	Plat filed in Volume 46, Page 149 on 12/06/2004
Las Placitas Phase II	Plat filed in Volume 48, Page 172 on 9/21/2005
Las Villas at Lago Escondido Phase I	Plat filed in Volume 44, Page 167 on 3/22/2004
Las Villas at Lago Escondido Phase II	Plat filed in Volume 46, Page 62 on 10/13/2004
Las Cruces Phase I	Plat filed in Volume 51, Page 25-26 on 7/25/2006
Las Cruces Phase II	Plat filed in Volume 52, Page 151 on 3/20/2007
Antigua Phase I	Plat filed in Volume 48, Page 52-53 on 6/10/2005
Monte Real Phase I	Plat filed in Volume 53, Page 25 on 5/2/2007
San Miguel Phase III	Plat filed in Volume 53, Page 28 on 5/2/2007
Antigua Phase II	Plat filed in Volume 53, Page 68-69 on 6/5/2007
Valencia Phase I	Plat filed in Volume 53, Page 107 on 6/25/2007
Antigua Phase III	Plat filed in Volume 53, Page 161-162 on 8/10/2007
San Miguel IV	Plat filed in Volume1, Page17on 6/25/2008.
San Miguel V	Plat filed in Volume1, Page17on 4/12/11.
San Miguel VII	Plat filed as Document # 3158666 on 10/20/20
Sevilla II	Plat filed in Volume1, Page 17on 9/22/05.
Sevilla III	Plat filed in Volume1, Page 17on 8/21/07.
Antigua IV	Plat filed in Volume1, Page 17on1/14/10.
Antigua V	Plat filed in Volume1, Page 17on 5/14/10.
Antigua VI	Plat filed in Volume1, Page 17on12/7/10.
Antigua VII	Plat filed in Volume1, Page 17 on 5/26/11.
Antigua VIII	Plat filed in Volume1, Page 17 on 4/8/13.
Antigua IX	Plat filed as Document # 2535528 on 07/31/2014,
Las Villas III	Plat filed in Volume1, Page 17

Las Villas IV	Plat filed in Volume1, Page 17 on 11/14/08.
Las Villas V	Plat filed in Volume1, Page 17 on 2/4/10.
Monte Real II	Plat filed in Volume1, Page 17 on 11/19/09.
Valencia II	Plat filed in Volume1, Page 17 on 2/7/08.
Valencia III	Plat filed in Volume1, Page 17
Valencia IV	Plat filed in Volume1, Page 17 on 4/23/09.
Granada I	Plat filed in Volume1, Page 17 on 10/14/11.
Marbella I	Plat filed in Volume1, Page 17 on 4/28/10.
Marbella II	Plat filed in Volume1, Page 17 on 7/29/11.
San Marino I	Plat filed in Volume1, Page 17 on 6/12/08.
San Marino II	Plat filed in Volume1, Page,17 on 8/19/10.
Los Cabos I	Plat filed in Volume1, Page,17 on 2/28/11.
Los Cabos II	Plat filed in Volume1, Page,17 on 11/29/12.
Los Cabos III	Plat filed as Document # 2833149 on 07/19/17.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community, Recorded in the Property Records of Hidalgo County, Texas as Document Number 778613 on 5/24/1999.

Supplemental Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Los Nogales), Recorded in the Property Records of Hidalgo County, Texas on 05/28/1999.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Loma Verde-Section 1), Recorded in the Property Records of Hidalgo County, Texas on 05/28/1999.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (El Jardin De Las Flores-Section 6), Recorded in the Property Records of Hidalgo County, Texas as Document Number 785675 on 6/14/1999.

Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential (Solera), Recorded in the Property Records of Hidalgo County, Texas as Document Number 785676 on 06/24/1999.

Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential (Las Palmas and Paseo Lindo), Recorded in the Property Records of Hidalgo County, Texas as Document Number 798079 on 08/12/1999.

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Nogales-Section 3), Recorded in the Property Records of Hidalgo County, Texas as Document Number 799019 on 08/16/1999.

Second Supplemental Declaration to the Covenants, Conditions and Restrictions for Sharyland Residential Community (El Jardin De Las Flores-Section 6), Recorded in the Property Records of Hidalgo County, Texas as Document Number 807691 on 9/16/1999.

Amended and Restated Second Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (El Jardin De Las Flores-Section 6), Recorded in the Property Records of Hidalgo County, Texas as Document Number 821386 on 11/08/1999.

First Amended and Restated Supplemental Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community, (El Jardin De Las Flores), Recorded in the Property Records of Hidalgo County, Texas as Document Number 958315 on 04/04/2001.

First Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community, (Los Milagros), Recorded in the Property Records of Hidalgo County, Texas as Document Number 958316 on 04/04/2001.

First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Palmas and Paseo Lindo), Recorded in the Property Records of Hidalgo County, Texas on 05/09/2001.

First Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community Property Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document Number 958314 on 10/4/2001.

Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community, (Solera), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1052879 on 02/19/2002.

Third Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community, (Solera), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1052880 on 02/19/2002.

Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community of Property Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document Number 1139369 on 11/12/2002.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas on 04/23/2003.

Second Amended and Restated Supplemental Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (El Jardin De Las Flores), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1207556 on 06/10/2003.

Second Amended and Restated Supplemental Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Solera), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1207557 on 06/10/2003.

Second Amended and Restated Supplemental Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Loma Verde), Recorded in the Property Records of Hidalgo County, Texas as Document Number 120756 on 06/10/2003.

Second Amended and Restated Supplemental Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Nogales), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1207558 on 06/10/2003.

Second Amended and Restated Supplemental Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Palmas and Paseo Lindo), Recorded in the Property Records of Hidalgo County, Texas on 07/21/2003.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Quinta Real), Recorded in the Property Records of Hidalgo County, Texas on 10/02/2003.

First Amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (El Jardin De Las Flores), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1298619 on 02/18/2004.

First Amendment to the Second Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Loma Verde), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1298618 on 02/18/2004.

First Amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Nogales), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1298620 on 02/18/2004.

First Amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community Property Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document Number 1362146 on 7/26/2004.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1362147 on 7/26/2004.

First Amendment to the Second Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Milagros Section), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1362148 on 7/26/2004.

Second Amendment to the Second Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Milagros Section), Recorded in the Property Records of Hidalgo County, Texas on 7/26/2004.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Las Placitas), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1367150 on 8/6/2004.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Las Villas at Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas on 8/6/2004.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (San Miguel), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1387315 on 9/30/2004.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Las Placitas), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1419907 on 12/31/2004.

Second Amendment to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community Property Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document Number 1425813 on 1/19/2005.

Second Amendment to the Second Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for (Loma Verde-Section 1) in Sharyland Residential Community, Recorded in the Property Records of Hidalgo County, Texas as Document Number 1447832 on 03/17/2005.

Supplemental Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Loma Verde) Recorded in the Property Records of Hidalgo County, Texas on 03/17/2005.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Community (San Miguel, Phase II), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1471718 on 5/16/2005.

Second Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas as Document Number 2005-1497513 on 7/15/2005.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Palmas and Paseo Lindo), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1498812 on 07/21/2005.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Nogales), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1498809 on 7/21/2005.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (San Marino), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1917464 on 8/6/2008.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Community (San Marino), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1978925 on 3/11/2009.

Amended and Restated Private Street Agreement (San Marino)), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1978792 on 3/11/2009.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Valencia), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1779755 on 07/6/2007.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Monte Real), Recorded in the Property Records of Hidalgo County, Texas as Document Number 2044272 on 10/15/2009.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Los Cabos), Recorded in the Property Records of Hidalgo County, Texas as Document Number 2192039 on 3/25/2011.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Cruces), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1641767 on 07/21/2006.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Granada), Recorded in the Property Records of Hidalgo County, Texas as Document Number 2250507 on 10/18/2011.

Supplement to the Second Amended and Restated Master Declaration Covenants, Conditions and Restrictions for Sharyland Residential Community (Marbella), Recorded in the Property Records of Hidalgo County, Texas as Document Number 2080044 on 3/1/2010.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Las Villas at Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1498810 on 7/21/2005.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Palmas), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1498812 on 7/21/2005.

First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Las Villas at Lago Escondido), Recorded in the Property Records of Hidalgo County, Texas on 7/21/2005.

Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (El Jardin De Las Flores), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1498811 on 7/21/2005.

First Amendment to the Supplement to the Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Sharyland Residential Community (Quinta Real), Recorded in the Property Records of Hidalgo County, Texas as Document Number 1512966 on 8/24/2005.

Supplement to the Second Amendment and Restated Master Declaration of Covenants, Conditions and Restrictions for Sharyland Residential Community (Antigua), Recorded in the Property Records of Hidalgo County, Texas on 10/19/2005.

5. Sharyland Residential Community Property Owners Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Working Capital / Initiation Fee: \$136.00 (First Time Owner Only)
 - Transfer Fee: \$175
 - Foreclosure Transfer Fee \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 31st day of August 2021.

SHARYLAND RESIDENTIAL COMMUNITY PROPERTY OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:

Isabel Salinas
Isabel Salinas

ACKNOWLEDGMENT

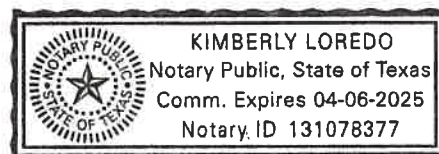
STATE OF TEXAS §
Hidalgo §
COUNTY OF ~~COLLIN~~ §

This instrument was acknowledged before me on the 31st day of August 2021, by Isabel Salinas of CMA, Manager for Sharyland Residential Community Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093





Hidalgo County Clerk

Arturo Guajardo Jr.
P.O. Box 58
Edinburg, Texas 78540

Main: (956) 318-2100

Fax: (956) 318-2105

ORIGINAL COPY

Receipt No: 20210901000046

Date: 09/01/2021

Time: 09:03AM

Deputy Clerk: Elaine Acuna

Station: CH-1-CC-K31

Issued To: Sharyland Residential
3500 Los Milagros

MISSION, TX 78572

Recording Fees

Item No.	Item	Document No.	Serial No.	GF Number	Amount
1	Real Property Recordings	3258983			\$60.00

Collected Amounts

Item No.	Payment	Transaction Id	Comment	Amount
1	Check	1721	Isabel Lozano Salinas 956-584-2827	\$60.00

Total Received: \$60.00

Order Total: \$60.00

Refund Due: \$0.00

Thank you.