

Management Certificate
(Texas Property Code § 209.004)

Name of Subdivision:	Harlingen North Business Center Subdivision
Subdivision Recording Data:	The plat of the Subdivision recorded in Document Number 2864 in the real property records of Cameron County, Texas
Declaration and Declaration Amendment Recording Data:	The Declaration recorded in Document Number 2022-20839; later amended in Document Number 2023-19312 (First Amended Declaration) of the real property records of Cameron County, Texas
Name of Association:	Valencia HOA, INC Master Mixed-Use Property Owner's Association
Mailing Address of Association:	2213 S Cartier Dr., Edinburg, Texas 78542
Name of Person Managing Association or Association's Designated Representative:	Eduardo Lopez
Mailing Address, Telephone Number, and Email Address of Person Managing Association or Association's Designated Representative:	2213 S Cartier Dr., Edinburg, Texas 78542 956.802.1731 contact@valenciamultifamily.com mgr@omvinternational.com Eduardo.lopez@loslagosrd.com
Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available:	
Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision:	\$75.00, plus additional management fees for account administration



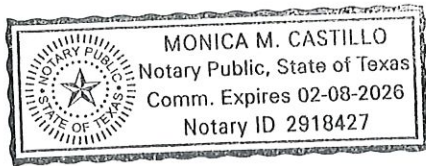
Eduardo Lopez, Developer

There is currently no elected Board of Directors of the Valencia Homeowner's Association. As the developer, Eduardo Lopez is qualified and certifies that the signature above is Eduardo Lopez's genuine signature; and that the foregoing certificate is true and correct.



Eduardo Lopez

The foregoing instrument was acknowledged before me, the undersigned notary, on the 30th day of June, 2025, by Eduardo Lopez.



Notary Public, State of Texas