

MANAGEMENT CERTIFICATE

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Country Club Estates Homeowners Association, Inc., and in accordance with Section 209.04 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Country Club Estates.
2. The name of the association is Country Club Estates Homeowners Association, Inc.
3. The recording data for the Subdivision is as follows:

Country Club Estates, "A subdivision of a 33.365-acre tract of land out of survey 299" in Cameron County, Texas, according to the map or plat thereof recorded in Cabinet I, Page 343-A, Map Records of Cameron County, Texas.

4. The recording data for the declaration applicable to the Subdivision:

Restrictions and Limitations of the Country Club Estates
Subdivision as recorded in the records of Cameron County, Texas, Official Record 28041, Vol. 1293, pages 359 through 363, September 30, 1982.

5. The name and mailing address of the Association is:

Country Club Estates Homeowners Association, Inc.
17196 Firestone Dr.
Harlingen, TX 78552.


6. The entity managing the Association name and address is the

Board of Directors
Country Club Estates Homeowners Association, Inc.
17196 Firestone Dr.
Harlingen, TX 78552

7. The website address is <https://sites.google.com/view/country-club-estates>
8. Property Transfer Fee(s) charged by the association is \$0.
9. Annual Assessment fee is \$175 per lot based on the original Country Club Estates plat plus additional amounts for additional lots thereof. The assessment fee is due on January 1st of each year and considered late if not paid in full by January 15th of the same year.

10. Reimbursement and/or a lien for legal fees does apply for violations of the Covenant Limitations and Restrictions of Country Club Estates.

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION INC.,
A Texas Non-profit Corporation,


By: Ruben Torres, Jr., President of the Board

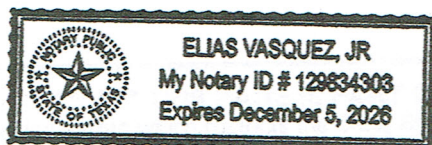
STATE OF TEXAS

CAMERON COUNTY

This instrument was acknowledged before me on the 2nd day of April 2025 by
Ruben Torres, Jr., President of Country Club Estates Homeowners Association, Inc.,
a Texas nonprofit corporation, on behalf of said corporation.


Notary Public

Seal



AFTER RECORDING RETURN TO:
Board of Directors
Country Club Homeowners Association, Inc.
17196 Firestone Dr.
Harlingen, TX 78552