

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

---

Document No: 3261175

Billable Pages: 2

Recorded On: September 08, 2021 04:16 PM

Number of Pages: 3

---

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

Total Recording: \$ 40.00

---

\*\*\*\*\*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.

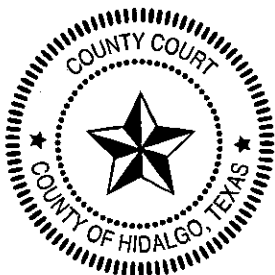
---

**File Information:**

Document No: 3261175  
Receipt No: 20210908000453  
Recorded On: September 08, 2021 04:16 PM  
Deputy Clerk: Belya Trevino  
Station: Mcallen-CC-K24

**Record and Return To:**

Corporation Service Company  
919 North 1000 West  
  
Logan UT 84321



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.

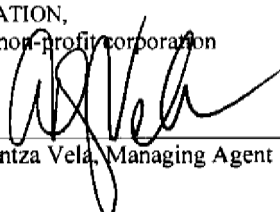
Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

**MANAGEMENT CERTIFICATE FOR  
THE RESERVE AT CANTON-SF HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: The Reserve at Canton Subdivision
2. Name of the association: The Reserve at Canton-SF Homeowners Association
3. Mailing address: 620 S. 12<sup>th</sup> Street  
McAllen, TX 78501
4. Subdivision plat information: All of Lots 1 thru 82, Block 2, The Reserve at Canton Subdivision, recorded in Document Number 2782479, Official Map Records of Hidalgo County, Texas
5. Declaration information: Master Declaration of Covenants, Conditions and Restrictions for The Reserve at Canton Subdivision, executed on February 21, 2017, recorded in Document Number 2791513, Official Public Records of Hidalgo County, Texas, as amended by the Development Area Declaration of Covenants, Conditions and Restrictions for Block 2 of The Reserve at Canton Subdivision, executed on February 21, 2017, recorded in Document Number 2791605, Official Public Records of Real Property of Hidalgo County, Texas
6. Association management or representative: Magnolia Property Management, Inc.  
620 S. 12 Street  
McAllen, TX 78501  
Telephone: (956) 630-4225  
Email: info@magnoliapm.net
7. Website address: <https://magnoliapmnc.appfolio.com/connect/>
8. Property transfer fees: transfer fee: \$100.00

THE RESERVE AT CANTON-SF HOMEOWNERS  
ASSOCIATION,  
a Texas non-profit corporation

  
By: Arantza Vela, Managing Agent

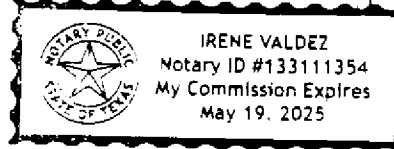
STATE OF TEXAS           §  
   §  
COUNTY OF HIDALGO   §

Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of The Reserve at Canton-SF Homeowners Association, 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 she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 8th day of September, 2021.

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



6323.001/2154816.TW