

**Doc-3609373**

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

**Document No: 3609373**

**Billable Pages: 3**

**Recorded On: December 27, 2024 02:52 PM**

**Number of Pages: 4**

**CERTIFICATE**

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

Total Recording: \$ 43.00

**\*\*\*\*\*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: 3609373  
Receipt No: 20241227000257  
Recorded On: December 27, 2024 02:52 PM  
Deputy Clerk: Olga Garcia  
Station: CH-1-CC-K21

**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 SHARYLAND BUSINESS PARK

STATE OF TEXAS           §  
   §  
COUNTY OF HILDALGO   §

KNOW ALL MEN BY THESE PRESENTS:

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 Business Park.

1. The name of the subdivision is Sharyland Business Park.
2. The name of the association is Sharyland Business Park Owners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Sharyland Business Park-Lot 11	Plat filed in Volume 35, Page 127 on 2/14/2000, Doc#846082
Sharyland Business Park-Lot 12	Plat filed in Volume 34, Page 138 on 7/1/1999, Doc#787368
Sharyland Business Park-Lot 14	Plat filed in Volume 34, Page 878 on 5/4/1999, Doc#770737
Sharyland Business Park-Lot 15	Plat filed in Volume 35, Page 189 on 4/13/2000, Doc#863802
Sharyland Business Park-Lot 16	Plat filed in Volume 35, Page 56 on 12/8/1999, Doc#829105
Sharyland Business Park-Lot 17	Plat filed in Volume 45, Page 99 on 6/23/2004, Doc#1349802
Sharyland Business Park-Lot 17A	Plat filed in Volume 53, Page 1 on 4/9/2007, Doc#1743903
Sharyland Business Park-Lot 5&6	Plat filed in Volume 34, Page 9 on 1/15/1999, Doc#740681
Sharyland Business Park-Lot 9&10	Plat filed in Volume 35, Page 17 on 10/14/1999, Doc#814549
Sharyland Business Park-Lot 2	Plat filed in Volume 37, Page 47 on 2/7/2001, Doc#941477
Sharyland Business Park-Lot 3	Plat filed in Volume 38, Page 4 on 6/22/2001, Doc#981707
Sharyland Business Park-Lot 4	Plat filed in Volume 47, Page 119 on 4/1/2005, Doc#1453320
Sharyland Business Park-Lot 5	Plat filed in Volume 49, Page 131 on 1/26/2006, Doc#1571317
Sharyland Business Park-Lot 6	Plat filed in Volume 49, Page 183 on 2/23/2006 Doc#1582657
Sharyland Business Park-Lot 7	Plat filed as Document # 2927447 on 06/26/2018.
Sharyland Business Park-Lot 8	Plat filed in Volume 38, Page 101 on 9/30/1999 Doc#1008600
Sharyland Business Park-Lot 9	Plat filed in Volume 53, Page 91 on 6/18/2007, Doc#1720658
Sharyland Business Park-Phase 1 Lot 1	Plat filed in Volume 32, Page 184 on 10/22/1997 Doc#631717
Sharyland Business Park-Phase 1 Lots 2&3	Plat filed in Volume 33, Page 163-164 on 10/28/1999 Doc#720849

Sharyland Business Park-Phase I Lot 4&A	Plat filed in Volume 33, Page 112 on 08/1998, Doc#700111
Sharyland Service Center	Plat filed in Volume 37, Page 34 on 1/19/2001, Doc#936771
Sharyland Service Center-Lot 7A	Plat filed in Volume 35, Page 126 on 2/14/2000, Doc#846073
Sharyland Service Center-Lot 7B	Plat filed in Volume 36, Page 42 on 6/13/2000, Doc#880235
Sharyland Service Center-No. 2	Plat filed in Volume 37, Page 64 on 3/8/2001, Doc#949812
Sharyland Service Center-No. 3	Plat filed on 5/7/2009, Document #1996425
Sharyland Service Center-No. 4	Plat filed in Volume 43, Page 17 on 7/31/2003, Doc#1226954
Sharyland Service Center-No. 7	Plat filed in Volume 47, Page 149 on 4/13/2005 Doc#1458622
Sharyland Service Center-No. 8	Plat filed in Volume 52, Page 49 on 1/17/2007, Doc#1710291
Sharyland Service Center	Plat filed in Volume 34 Page 76 on 4/13/1999, Doc#764919

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Sharyland Business Park Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document # 623199 on 09/12/07.

Notice of Filing of Dedicatory Instruments for Sharyland Business Park Owners Association, Inc., Recorded in the Property Records of Hidalgo County, Texas as Document #2257869 on 11/15/2011.

5. Sharyland Business Park Owners Association, Inc., 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

SHARYLAND BUSINESS PARK OWENERS ASSOCIATION, INC.

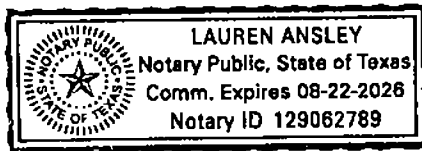
By: CMA, its Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024,  
by Karen Bradley of CMA, Manager for Sharyland Business Park Owners Association,  
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

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