

VG-770-2025-393110

**Starr
Humberto "Bert"
Gonzalez Jr
Starr County Clerk**

Instrument Number: 393110

Real Property Recordings

CERTIFICATE

Recorded On: December 05, 2025 03:38 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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 Number: 393110
Receipt Number: 20251205000023
Recorded Date/Time: December 05, 2025 03:38 PM
User: Monica A
Station: CCLERK-02

Record and Return To:

CECILIA OLIVAREZ



STATE OF TEXAS
COUNTY OF STARR

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 Starr County, Texas.

Humberto "Bert" Gonzalez Jr
Starr County Clerk
Starr, TX

**MANAGEMENT CERTIFICATE for LAS VILLAS DEL RIO
TOWNHOME HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded to comply with the requirements of Section 209.004 of the Texas Property Code.

- 1. Name of Subdivision:** Las Villas del Rio Subdivision Phase I
- 2. Name of the Association:** Las Villas del Rio Townhome Association, Inc.
- 3. Subdivision Plat Information:** Filed in the Plat Records of Starr County Texas on 11/6/2009
Document Number: 2009-286860
- 4. Declaration Information:** Declaration of Las Villas del Rio Townhomes, Document Number
314319, Recorded on 10/25/2013
- 5. Association Mailing Address:** 407 W State Ave Pharr, TX 78577
- 6. Association Management:** RGV Management Group LLC, 407 W State Ave Pharr, TX
78577 (956)353-2401 rgcmanagementgroup@gmail.com
- 7. Website Address:** <https://rgvmanagementgroup.managebuilding.com>
- 8. Assessment Information:** Regular Annual Assessment: \$460.00; Transfer Fee: \$250.00;
Special Assessments: As approved by the Board / Membership

This Certificate **does not** alter or amend any existing rights or obligations relating to assessments.

9. Other Information: The Association has the authority to enforce restrictive covenants, collect assessments, and perform other duties as prescribed in the governing documents and Texas law.

In accordance with Texas Property Code §209.004(e), the Association shall record an amended Management Certificate within seven (7) days after any information in this certificate becomes outdated.

The undersigned certifies that the information contained in this Management Certificate is true and correct as of the date of execution and is filed pursuant to Texas Property Code §209.004.

Name: Las Villas del Rio Townhome Association, a
Texas nonprofit corporation.



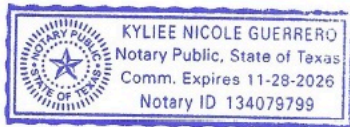
By: Cecilia Olivarez, Managing Agent

(Acknowledgement page follows)

STATE OF TEXAS §

COUNTY OF STARR §

This instrument was acknowledged before me on this 5th day of December, 2025, by Cecilia Olivarez, known to me to be the person whose name is subscribed to the foregoing document, in the capacity stated.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Las Villas del Rio Townhome Association,
c/o RGV Management Group
407 W State Ave
Pharr, TX 78577