PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
APPLE WOODS SUBDIVISION

STATE OF TEXAS §
COUNTY OF CAMERON §

Pursuant to Section 209.004 of the Texas Property Code, Apple Woods Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, files this Property Owners' Association Management Certificate for the Apple Woods Subdivision.

1. Subdivision Name: **Apple Woods Subdivision**

2. Property Owners' Association: **Apple Woods Homeowners Association, Inc.**

3. Recording Data for Subdivision. Apple Woods Subdivision Phase 1 is identified by the Final Plat of Apple Woods Subdivision Phase 1, recorded as Document Number 2026-15401, and the Engineering Replat of Apple Woods Subdivision Phase 1, recorded as Document Number 2026-15402, of the Plat Records of Cameron County, Texas.

4. Recording Data for Declaration. The Declaration of Covenants, Conditions, and Restrictions for Apple Woods Subdivision was recorded in the Official Public Records of Cameron County, Texas as Instrument No. 2026-36641, recorded on October 6th, 2026. Complete this recording information from the Cameron County Clerk's actual recording receipt before this Management Certificate is executed and submitted for recording.

5. Association Mailing Address: 4804 Paredes Line Rd., Ste. 1
Brownsville, Texas 78526

6. *Managing Agent / Designated Representative:* PARK STREET REALTY INVESTMENTS MANAGEMENT, LLC, a separate series of PARK STREET REALTY INVESTMENTS SERIES, LLC, a Texas Series Limited Liability Company, is the Management Agent designated under the Declaration and is authorized to perform such administrative, management, and enforcement functions as may lawfully be delegated to it.
Managing Agent / Designated Representative: PARK STREET REALTY INVESTMENTS MANAGEMENT, LLC, a separate series of PARK STREET REALTY INVESTMENTS SERIES, LLC, a Texas Series Limited Liability Company.
Attention: Alfonso De La Torre, Authorized Representative
Mailing Address: 4804 Paredes Line Rd., Ste. 1, Brownsville, Texas 78526
Telephone: +1-956-455-9555
Email: alfonso@park-street.us

7. Dedicatory Instruments Website: **https://www.applewoods.us/**
The Association shall maintain or cause to be maintained on the foregoing website, or on another website designated in an amended management certificate if required, the Dedicatory Instruments required to be made available under Applicable Law.

8. Property-Transfer and Resale-Certificate Fees. The Association currently charges: (a) a $50.00 property-transfer fee in connection with a transfer of title to a Lot; and (b) a $100.00 initial

resale-certificate / subdivision-information fee, payable to the Association, for assembling, preparing, reviewing, and delivering the Chapter 207 subdivision-information package and resale certificate. The two fees are separate. The initial resale-certificate procedure is administered under Texas Property Code Chapter 207, including the applicable written-request and requester-authority requirements, the statutory delivery deadline, the requirement that the delivered certificate be prepared within the statutory recency period, and the payment-processing rule that prevents processing the certificate fee until the certificate is available for delivery. If Applicable Law prohibits charging the initial certificate fee because the Association did not timely provide the required information, the fee shall not be charged or retained. An updated resale certificate is handled under the separate statutory update procedure and may carry a separate reasonable and necessary Board-established fee within Applicable Law. The Association remains the Owner-facing payee and creditor of the resale-certificate fee; any internal administrative, technology, processing, or accounting cost allocation is an internal Association/service-provider matter and does not create a separate transfer-related charge against the Owner or requester. Any fee stated in this Certificate identifies only an Association fee relating to a property transfer and shall not characterize a Declarant charge, Community Integration Cost, Assessment, reimbursement obligation, private-service charge, or other independently authorized amount as an Association transfer fee.

9. Additional Information. The Association's governing and enforcement documents include the Declaration, the Bylaws of Apple Woods Homeowners Association, Inc., the Owner Dedicatory Instrument Enforcement and Fine Policy, the Builder Deed Restriction Enforcement and Fine Policy, and other duly adopted and recorded Dedicatory Instruments applicable to the Subdivision. PARK STREET REALTY INVESTMENTS MANAGEMENT, LLC is the Management Agent identified in the Declaration. The Association may record an amended management certificate whenever information required by Section 209.004 changes.

EFFECTIVE DATE

This Management Certificate is executed on 9-23-2026.

APPLE WOODS HOMEOWNERS ASSOCIATION, INC.

By: _____

ALFONSO DE LA TORRE
President / Chairman

STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on October 5, 2026 by ALFONSO DE LA TORRE, President / Chairman of Apple Woods Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of the corporation.

ANDRE SEBASTIAN DE LA TORRE
Notary Public, State of Texas
Comm. Expires 03-06-2027
Notary ID 134236637

Andre

ANDRE SEBASTIAN DE LA TORRE
Notary Public, State of Texas
Notary ID No. 134236637
My Commission Expires: March 6, 2027

AFTER RECORDING RETURN TO:
Apple Woods Homeowners Association, Inc.
4804 Paredes Line Rd., Ste. 1, Brownsville, Texas 78526

VG-662-2026-36646

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2026-36646

Real Property Recordings

Recorded On: October 06, 2026 03:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $39.00

********** **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:	36646
Receipt Number:	20261006000147
Recorded Date/Time:	October 06, 2026 03:51 PM
User:	Hilda L
Station:	CC-26-6741

Record and Return To:

ALFONSO DE LA TORRE JR
3149 CALLE MARAVILLOSA

BROWNSVILLE TX 78526

STATE OF TEXAS
Cameron County
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 Cameron County, Texas

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX

FILED FOR RECORD
AT 3:51 O'CLOCK P M

OCT 06 2026

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No. 2026-306446
By Deputy