



VG-996-2023-3490437

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

Document No: 3490437

Billable Pages: 2

Recorded On: October 10, 2023 04:05 PM

Number of Pages: 3

CERTIFICATE

*****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: 3490437
Receipt No: 20231010000395
Recorded On: October 10, 2023 04:05 PM
Deputy Clerk: Rogerio Hernandez
Station: CH-1-CC-K31

Record and Return To:

Home Key Property Management
7017 N. 10th St. Ste N2-127
Original Returned to Customer
McAllen TX 78504



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.

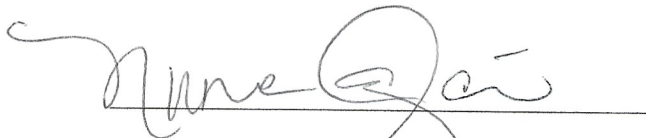
Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

**MANAGEMENT CERTIFICATE FOR
NEMONT ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of Subdivision: Nemont Estates 1 Subdivision
2. Name of the Association: Nemont Estates Homeowners Association, Inc.
3. Mailing Address: 7017 N 10th Street, N2-127
McAllen, Texas 78504
4. Subdivision Plat Information: Nemont Estates Subdivision, being all of LOTS 1-42 and Lot 43 detention pond, inclusive of Nemont Estates 1, LP, an addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Clerk's File No. 3372070 of the Official Records of Hidalgo County, Texas
5. Declaration Information: Declaration of Covenants, Conditions and Restrictions for Nemont Estates 1 Subdivision, executed August 17, 2022, recorded in Document Number 3372069, Official Public Records of Real Property of Hidalgo County, Texas
6. Association Management or Representative: Home Key Property Management, LLC
7017 N 10th Street, N2-127
McAllen, Texas 78504
Telephone: (956) 513-1885
E-mail: info@homekeypm.com
7. Website Address: <https://www.homekeypm.com>
8. Property Transfer Fees: \$100.00 transfer fee
9. Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine the Declaration and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical examination inspection of the lot/home and common area, prior to purchase.

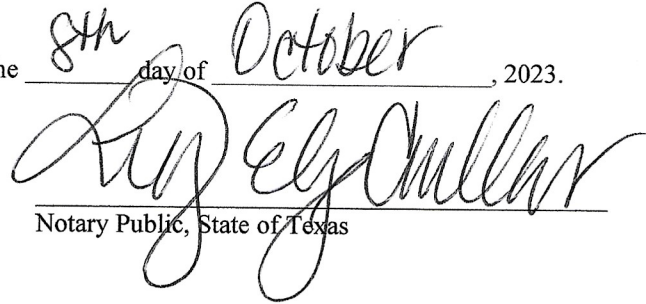
NEMONT ESTATES HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation


By: Norma Garcia, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day personally appeared Norma Garcia, Managing Agent of Nemont Estates Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 8th day of October, 2023.



Notary Public, State of Texas

