

## Stuart Place Property Owners Association, Inc.'s Management Certificate

This Management Certificate is being recorded by the Stuart Place Property Owners Association, Inc. a non-profit corporation formed to manage the common areas of the Stuart Place Subdivision ("The Association"), and in accordance with Section 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

1. Name of the Subdivision: Stuart Place Resort Subdivision, Sections I, II, and III.
2. Name of the Association: Stuart Place Property Owners Association, Inc.
3. Recording Data for Association: The Stuart Place Subdivision, Sections I, II, and III, is located in the City of Harlingen, Cameron County, Texas 78552.

The following is the legal descriptions and recording information for the Stuart Place Resort Subdivision, Sections I, II, and III and for the Association:

all as set out in Cabinet 1, Slot 544-B and 545-A and Cabinet 1, Slot 941-B of the Map or Plat Records of Cameron County, Texas; Saved and except Tracts 1 and 2, as set out in that certain deed dated February 10, 2006 from Sun Valley Enterprises, Inc. a Texas Corporation to Curtis L. Crane recorded in Vol. 12306, Page 282 of the Official Records of Cameron County, more specifically the "Golf Course" as further described and delineated in that one certain map or plat prepared by Willm Engineering and Surveying dated December 27, 1995, such tract containing greens 2 through 8 on such map or plat, and being part of that certain tract of land described by the Cameron County Appraisal District, Account No. 98-4220-0000-0000-00 and that certain tract also being referred to generally as the golf course in that one certain map or plat prepared by Willm Engineering and Surveying dated December 27, 1995, such tract containing greens 1 and 9 on such map or plat, and being part of that certain tract of land described by the Cameron County Appraisal District by Account No. 98-4220-0000-0000-00, which property shall be referred to herein as the Golf Course for purposes of definition and for the purpose of evidencing that this property is specifically excluded from the coverage of the Restrictive Covenants of the Association described below.

The history of adopted and recorded Declarations of Covenants, Conditions, and Restrictions for the Stuart Place Resort Subdivision Sections I, II, and III and for the Association, is as follows:

A. Covenants and Restrictions dated April 11, 1985, recorded at Volume 1409, Page 337, Deed Records of Cameron County, Texas.

B. Declaration of Covenants, Conditions, and Restrictions dated August 17, 1990 as recorded at Volume 1275, Page 69, Official Records of Cameron County, Texas.

C. Restatement and Amendments to Declaration of Covenants, Conditions, and Restrictions for Stuart Place Resort Subdivision, Sections I, II, and III dated December 7, 2010, and recorded on or about December 8, 2010, at Volume 17343, Page 227, Official Records of Cameron County, Texas.

D. 2023 Amended Restatement and Amendments to Declaration of Covenants, Conditions, and Restrictions for Stuart Place Resort Subdivision, Sections I, II, and III dated February 20, 2023, recorded as Document Number 2023-6514, Official Records of Cameron County, Texas.

5. Name and Mailing Address of the Association: Stuart Place Property Owners Association, Inc. 255 Highland Dr. Harlingen, TX 78552

6. Mailing Address, Telephone Number, and E-mail Address of the Associations Designated Representative:

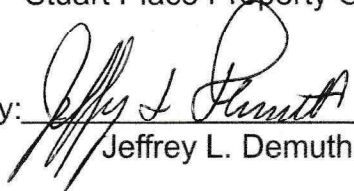
Sue Musch, Bookkeeper  
Stuart Place Property Owners Association, Inc.  
225 Highland Dr.  
Harlingen, TX 78552  
Telephone No. 956-564-9245  
Email Address: [smusch50@gmail.com](mailto:smusch50@gmail.com)

7. Association's Website: [stuartplace.org](http://stuartplace.org)

8. The amount and description of a Fee or Fees Charged by the Association relating to a property transfer in the subdivision: \$\_\_\_0\_\_\_ and

9. Other information the Association considers Appropriate: The 2022 Amended Bylaws for Stuart Place Property Owners Association, Inc. dated February 14, 2023, and recorded on or about February 23, 2023, as Document Number 2023-6515, Official Records of Cameron County, Texas.

Stuart Place Property Owners Association, Inc.

By:   
Jeffrey L. Demuth, its President

THE STATE OF TEXAS §

THE STATE OF TEXAS  
COUNTY OF CAMERON §

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This instrument was acknowledged before me the 29 day of April, 2025, by Jeffrey L. Demuth, as President and authorized officer of Stuart Place Property Owners Association, Inc., a Texas nonprofit Corporation.

*Cynthia Lopez Garza*  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
Mr. William Kimball  
117 Palm Valley  
Circle Harlingen,  
Texas 78552

