

**MANAGEMENT CERTIFICATE FOR
THE HEIGHTS ON TRENTON PHASE II HOMEOWNER'S ASSOCIATION, INC.**

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

1. Name of subdivision: The Heights on Trenton Phase II
2. Name of the association: The Heights on Trenton Phase II Homeowner's Association, Inc.
3. Mailing address: 620 S. 12th Street
McAllen, TX 78501
4. Subdivision plat information: Instrument Number 3418247, Map Records of Hidalgo County, Texas
5. Declaration information: Declaration of Covenants, Conditions, Easements and Restrictions for Lots 1-179 (residential lots), The Heights on Trenton Subdivision Phase II, executed on March 9, 2023, recorded in Document Number 3429514, Official Records of Hidalgo County, Texas, as supplemented by Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Lots 1-179 (residential lots), The Heights on Trenton Subdivision Phase II, executed on March 9, 2023, recorded in Document Number 3429515, Official Records of Hidalgo County, Texas
6. Association management or representative: Magnolia Property Management Inc.
620 S. 12th Street
McAllen, TX 78501
Telephone: (956) 630-4225
Email: info@magnoliapm.net
7. Website address: <https://magnoliapm-inc.appfolio.com/connect>
8. Property transfer fees: Transfer fee: \$100.00
Resale certificate: \$200.00 (standard); \$400.00 (expedited)

THE HEIGHTS ON TRENTON PHASE II HOMEOWNER'S
ASSOCIATION, INC., a Texas non-profit corporation

By: *Arantza Vela*
Arantza Vela, Managing Agent

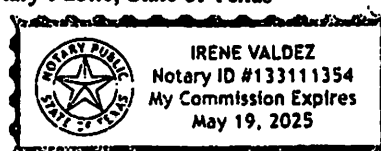
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day personally appeared Arantza Vela Managing Agent of The Heights on Trenton Phase II Homeowner's Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person 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 19th day of November, 2024.

Irene Valdez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201



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Doc-3598598

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

Document No: 3598598

Billable Pages: 1

Recorded On: November 15, 2024 02:51 PM

Number of Pages: 2

CERTIFICATE

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

Total Recording: \$ 35.00

*******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: 3598598
Receipt No: 20241115000234
Recorded On: November 15, 2024 02:51 PM
Deputy Clerk: Steve Cardenas
Station: CH-1-CC-K01

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