



MADEIRA

Texas Living

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MADEIRA RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

The undersigned, being the Managing Agent for Madeira Residential Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Madeira.

2. Name of Association: The name of the Association is Madeira Residential Association, Inc.

3. Recording Data for the Subdivision:
 - a. 0.80 acres of land described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions for Madeira (Residential Property)" recorded in the Official Public Records of Real Property of Cameron County, Texas under Clerk's File No. 2024-42759 (which said Exhibit "A" is incorporated herein by reference).

 - b. Acacia place at Madeira, Phase 1, a subdivision in Cameron County, Texas, according to the map or plat thereof recorded under Document Nos. 2024-14923-2024-14935 of the Map Records of Cameron County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions for Madeira (Residential Property).
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions Madeira (Residential Property) Acacia Place at Madeira, Phase 1.

b. Recording Information:

- (1) Cameron County Clerk's File No. 2024-42759.
- (2) Cameron County Clerk's File No. 2024-42763.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Madeira Residential Association, Inc. c/o HOA Solutions LLC, P.O. Box 3010, Brownsville, Texas 78523-3010.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: HOA Solutions LLC. Address: P.O. Box 3010, Brownsville, Texas 78523-3010. Phone No.: 956-466-0250 or 956-465-3463. Email Address: dbrama@rgv.rr.com and/or eric.rodenbaugh@yahoo.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.madeira-tx.com.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$75.00
Rush Fee (same or next day)	\$25.00
Community Fee [Declaration Article XVI, Section H]	Each Grantee acquiring title to a Lot within the Property agrees to pay the Community fee. The Community Fee for 2024 is \$500.00.
Capitalization Fee [Declaration Article XV, Section E]	Each Grantee acquiring title to a Lot within the Property agrees to pay the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment rate (if applicable, as

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2025-305

eRecording - Real Property

Recorded On: January 03, 2025 04:42 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$43.00

******* 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: 305
Receipt Number: 20250103000093
Recorded Date/Time: January 03, 2025 04:42 PM
User: Elias G
Station: CCLERK19_10

Record and Return To:

CSC Global
835 E LEVEE

BROWNSVILLE TX 78520



**STATE OF TEXAS
COUNTY OF CAMERON**

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 County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX