

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE for

MADEIRA RESIDENTIAL ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF CAMERON

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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. <u>Name of Association</u>: The name of the Association is Madeira Residential Association, Inc.
- 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	\$7 5.00
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

	provided in the Declaration). The Capitalization Fee for 2024 is	
	\$500.00. The Capitalization Fee is	
	payable to the Association on the date of the transfer of title to a Lot.	
	Some exemptions apply. For future	
	years, the Capitalization Fee must	
	be confirmed with the Association.	
EXECUTED on this day of	December, 2024.	
	MADEIRA RESIDENTIAL ASSOCIATION, INC.	
Ву:	HOA Solutions LLC, Managing Agent	
	Ву:	
	Printed: DANIE BIZAMA	
	Its: Manager	
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.		
THE STATE OF TEXAS §		
COUNTY OF Meron §		
BEFORE ME, the undersigned notary public, on this day of December. 2024 personally appeared Navier Brand, Managing Agent of Madeira Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.		
MICHELE A. SANCHEL ID #4668990 My Centralisation Empires July 10, 2026 Notar	Whele State of Texas	

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: Record and Return To:

Document Number: 305 CSC Global
Receipt Number: 20250103000093 835 E LEVEE

Recorded Date/Time: January 03, 2025 04:42 PM

User: Elias G BROWNSVILLE TX 78520

Station: CCLERK19_10



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.

Sylvingerer

Sylvia Garza-Perez Cameron County Clerk Cameron County, TX