

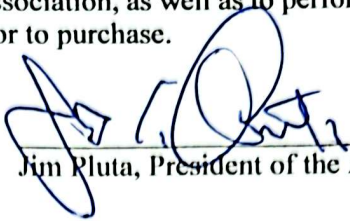
**Management Certificate for Llano Grande Golf Course Road Subdivision
Property Owners' Association
(Texas Property Code Section 209.004)**

State of Texas
County of Hidalgo

The undersigned, being the President for Llano Grande Golf Course Road Subdivision Property Owners' Association (hereafter "Association"), a Texas non-profit corporation organized and existing under the laws of the state of Texas, submit the following information pursuant to Texas Property Code section 209.004, which supersedes any prior Management Certificate for the Association:

1. **Name of the Subdivision:** Llano Grande Golf Course Road Subdivision.
2. **Name of the Association:** Llano Grande Golf Course Road Subdivision Property Owners' Association.
3. **Recording Data for the Subdivision:** All that certain real property situated in Hidalgo County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Llano Grande Golf Course Road Subdivision recorded February 23, 2006 at Document Number 2006-1582593, Official Records, Hidalgo County
4. **Recording Date for the Declaration:**
 - a. Declaration of Covenants, Conditions and Restrictions for Llano Grande Golf Course Road Subdivision recorded February 23, 2006 at Document Number 2006-1582593, Official Records, Hidalgo County, Texas
 - b. Amendments recorded at Official Records, Hidalgo County, Texas: Document No. 1979176 (recorded Mar. 12, 2009), Document No. 2087335 (recorded Mar. 15, 2010); and Document No. 3085079 (recorded Jan. 31, 2020); and Document No. 3613674 (recorded Jan. 14, 2025)
 - c. Bylaws recorded at Official Records, Hidalgo County, Texas at Document No. 3613675 (recorded Jan. 14, 2025)
 - d. ACC Design Guidelines recorded at Official Records, Hidalgo County, Texas Document No.4995 (recorded Feb. 13, 2025).
5. **Association Information:**
 - a. 3017 Benjamin Ave., Mercedes, Texas 78570;
 - b. website for the Association is: <http://golfcoursesubdivisionhoa.com/>
6. **Designated Representative Information:** The contact information for the person or entity managing the Association is as follows: Bob Burwash, 3017 Benjamin Ave., Mercedes, Texas 78570; burmel@ymail.com
7. **Fees Related to Property Transfer:** \$100.

8. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as to perform physical inspection of the property and common areas, prior to purchase.



Jim Pluta, President of the Association

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 25th day Feb of _____, 2025 by Jim Pluta, President of and on behalf of Llano Grande Golf Course Road Subdivision Property Owners' Association, a Texas non-profit corporation.



Notary Public, State of TEXAS

