Doc-3730241

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

Document No: 3730241 **Billable Pages: 3**

Recorded On: March 05, 2026 08:19 AM **Number of Pages: 4**

BY-LAWS

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

Total Recording: $ 43.00

*******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:	3730241
Receipt No:	20260304000444
Recorded On:	March 05, 2026 08:19 AM
Deputy Clerk:	Emmanuel Garza
Station:	CH-1-CC-K31

Record and Return To:

Corporation Service Company
919 North 1000 West

Logan UT 84321

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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



Property Owners' Association Management Certificate
(Texas Property Code Section 209.004)

Name of Subdivision:	Mirasol Country Estates
Subdivision Recording Data:	Lots 1 through 58, Mirasol Country Estates, per map or plat recorded in the Map Records of the Hidalgo County, Texas, as Instrument No. 3723604.
Declaration Recording Data:	The instruments recorded in the Official Records of the Hidalgo County Clerk as Instrument No. 3723604.
Name of the Association:	Mirasol Country Estates Homeowners Association, INC
Mailing Address of the Association:	5701 West Expressway 83, Harlingen, Texas 78552
Name of Person Managing Association or Association's Designated Representative:	THOAM, LLC Attn: Patricia Baugh
Mailing Address and Contact Information of Person Managing Association or Association's Designated Representative:	THOAM, LLC Attn: Patricia Baugh 5701 W. Expressway 83, Harlingen, Texas 78552 Telephone: (956) 428-6607 E-mail: pcbaugh85@gmail.com
Website Address of any Internet Website for Association's Dedicatory Instruments per Texas Property Code §207.006:	www.condocontrol.com
Amount of Fees charged by the Association Relating to a Property Transfer:	There are no transfer related fees other than the cost of a resale certificate, if requested per Tex. Prop. Code §207.003
Other Information the Association Considers Appropriate:	

1. Prospective purchasers are advised to independently examine the Declaration and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

MIRASOL COUNTRY ESTATES
HOMEOWNERS ASSOCIATION, INC.

By _____
Patricia C. Baugh - Director

By _____
Kevin Campbell - Director

By _____
Irma Leal - Director

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 27, 2026 by Patricia C. Baugh, as Director, of Mirasol Country Estates Homeowners Association, INC., on behalf of said nonprofit corporation.

JANELY MARTINEZ
Notary Public, State of Texas
Comm. Expires 04-01-2028
Notary ID 132420780

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 27th, 2026 by Kevin Campbell, as Director, of Mirasol Country Estates Homeowners Association, INC., on behalf of said nonprofit corporation.

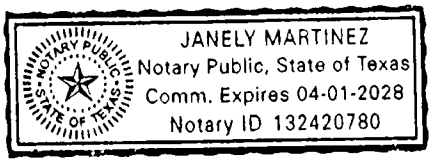
JANELY MARTINEZ
Notary Public, State of Texas
Comm. Expires 04-01-2028
Notary ID 132420780

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 27th, 2026 by Irma Leal, as Director, of Mirasol Country Estates Homeowners Association, INC., on behalf of said nonprofit corporation.



Janely Martinez
Notary Public, State of Texas