

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

**Document No: 3700988**

**Billable Pages: 3**

**Recorded On: November 14, 2025 04:48 PM**

**Number of Pages: 4**

**RESTRICTIONS**

**\*\*\*\*\*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: 3700988  
Receipt No: 20251114000379  
Recorded On: November 14, 2025 04:48 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

A handwritten signature in black ink, appearing to read "Arturo Guajardo Jr.", written over a horizontal line.

**Rules of  
Walker Estates Homeowner's Association, Inc.**

**Basic Information**

<b>Date:</b>	February 14, 2025
<b>Property Owners' Association:</b>	Walker Estates Homeowner's Association, established by the certificate of formation filed with the secretary of state of Texas on February 14, 2025, under file number 805905224.
<b>Property Owners' Association's Address:</b>	5111 N. 10th St., No. 213, McAllen, TX 78504. The Property Owners' Association may have other offices.
<b>Declaration:</b>	The Declaration of Restrictive Covenants of the Walker Estates Subdivision Subdivision, recorded in the real property records of Hidalgo County, Texas.
<b>Definitions:</b>	Capitalized terms used but not defined herein have the meaning set forth in the Declaration or Bylaws.

The Property Owners' Association adopts these Rules, which will be enforceable on the recording of this document in the real property records of the [county/counties] in which the property described by the Declaration is located. On violation of these Rules, owners may be subject to Penalties for Violation.

**A. Rules**

**B. Penalties for Violation**

**C. Enforcement Procedures**

*C.1. Notice.* Before the Property Owners' Association may (a) suspend an Owner's right to use a common area, (b) file a suit against an Owner other than a suit to collect a Regular Assessment or Special Assessment or foreclose under the Property Owners' Association's lien, (c) charge an Owner for property damage, (d) levy a fine for a violation of the restrictions or Bylaws or Rules of the Property Owners' Association, or (e) report any delinquency of an Owner to a credit reporting service, the Property Owners' Association or its agent must give written notice to the Owner by certified mail, return receipt requested. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and must state any amount due the Property Owners' Association from the Owner. The notice also must inform the Owner that the Owner (a) is entitled to a reasonable period to cure the violation and avoid the fine or suspension, unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; (b) may request a hearing in accordance with Texas Property Code section 209.007 on or before the thirtieth day after the date the Owner receives the notice; and (c) may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901-4043) if the Owner is serving on active military duty.

*C.2. Hearing.* If the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter at issue before the Board. The Property Owners' Association must hold a hearing under this provision not later than the thirtieth day after the date the Board receives the Owner's request for a hearing and must notify the Owner of the date, time, and place of the hearing not later than the tenth day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement will be granted for a period of not more than ten days. Additional postponements may be granted by agreement of the parties. The Owner or the Property Owners' Association may make an audio recording of the meeting. The hearing will be held in executive session, affording the alleged violator a reasonable opportunity to be heard. Before any sanction under these Rules becomes effective, proof of proper notice will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered the notice. The notice requirement will be satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the results of the hearing and the sanction imposed, if any. The Board may, but will not be obligated to, suspend any proposed sanction if the violation is cured within a [number]-day period. Such suspension will not constitute a waiver of the right to sanction violations of the same or other provisions and rules by any person.

*C.3. Hearing Packet.* Not later than ten days before the Property Owners' Association holds a hearing, the Property Owners' Association shall provide to the Owner a packet containing all documents, photographs, and communications relating to the matter the Property Owners' Association intends to introduce at the hearing. If the Property Owners' Association does not provide a packet by the ten-day deadline, the Owner is entitled to an automatic fifteen-day postponement of the hearing.

*C.4. Hearing Presentation.* During the hearing, a member of the Board or the Property Owners' Association's designated representative shall first present the Property Owners' Association's case against the Owner. The Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.

*C.5. Exceptions to Notice and Hearing.* The notice and hearing provisions set out in the section C do not apply if the Association (a) files a suit seeking a temporary restraining order or temporary injunctive relief, (b) files a suit that includes foreclosure as a cause of action, or (c) temporarily suspends a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a common area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination.

Walker Estates Homeowner's Association, a Texas  
nonprofit corporation,

By   
Moises Campos, Managing Agent

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on November 14, 2025, by Moises Campos, Managing Agent, of Walker Estates Homeowner's Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.



\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 7-19-2026

