

VG-1011-2026-3789176

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

Document No: 3789176

Billable Pages: 3

Recorded On: September 16, 2026 03:40 PM

Number of Pages: 4

AMENDMENT

*****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: 3789176
Receipt No: 20260916000334
Recorded On: September 16, 2026 03:40 PM
Deputy Clerk: Emmanuel Garza
Station: CC-ED-KF1011

Record and Return To:

Plantation Home Owners Association
600 Plantation Dr
Original Returned to Customer
Pharr TX 78577



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

ARTURO GUAJARDO, JR
County Clerk
100 North Closner
P.O.Box 58
Edinburg TX 78540

Receipt**Location: 0****Employee: 133**

Transaction Information**Transaction Type:** Clerk Fees**ID:** 2209**Year:** 2026**Payment Amount:** \$43.00**Service Fee:** \$2.50**Total Amount:** \$45.50

Payment Information**Payment Method:** Credit Card**Card Type:** VISA**Name on Card:** IBARRA/ALEXIS**Reference #:** 161382**Transaction #:** 8ez370nx**Authorization #:** 2 6 2 7 5 6**Processed Date:** 09/16/2026**Processed Time:** 03:39:53 PM****** APPROVED ******

Transaction Details**Phone #:** 9567872100

Thank you for your payment!

The payment amount charged on your statement will be notated by the words:
GOVERNMENT PAYMENTS

If you have any questions regarding this transaction, you can call us at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM Central Standard Time on Monday through Friday

...

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v25.8.14/emv

**Hidalgo County Clerk**

Arturo Guajardo Jr.
P.O. Box 58
Edinburg, Texas 78540

Main: (956) 318-2100**Fax:** (956) 318-2105

ORIGINAL COPY

Receipt No: 20260916000334**Date:** 09/16/2026**Time:** 03:40PM**Deputy Clerk:** Emmanuel Garza**Station:** CC-ED-KF1011**Issued To:** Plantation Home Owners Associati
600 Plantation Dr

Pharr, TX 78577

Recording Fees

Item No.	Item	Document No.	Serial No.	GF Number	Amount
1	Real Property Recordings	3789176			\$43.00

Collected Amounts

Item No.	Payment	Transaction Id	Comment	Amount
1	Credit Card	161382		\$43.00

Total Received: \$43.00**Order Total:** \$43.00**Refund Due:** \$0.00**Thank you.**

PLANTATION HOMEOWNERS' ASSOCIATION, INC.

Rules and Regulations Amended and Approved by the PHOA Board of Directors on August 10, 2026

These Rules and Regulations, together with the Declarations of Covenants, Conditions, and Restrictions (Covenants) and Bylaws, are the sole sources of Rules and Regulations governing the Plantation Homeowners' Association, Inc. (PHOA)

The Board of Directors, pursuant to Article VIII of the Covenants, may make and enforce reasonable rules and regulations, which are put in place to maintain property values and help in the peaceful coexistence of the residents of our community. They can also serve to explain a restriction that may be less clear. These Rules and Regulations apply to all OWNERS, renters, occupants their families, guests, and invitees.

These Rules and Regulations are amendments and revisions to the specific wording of previous Rules and Regulations and presume clarification of previous Rules and Regulations on the subject matter, approved by the Board and adopted August 10, 2026.

SECTION D: SWIMMING POOLS/JACUZZI NO LIFEGARD ON DUTY — SWIM AT YOUR OWN RISK

1. Regular pool hours are 8:00 am to 9:00 pm every day, except Monday when the pool is closed for maintenance and cleaning.
2. Please be advised no one without an Activity Pass will be allowed in the pool area. Replacement Activity Cards will be sold at the cost of \$15 each.
3. Your account must be no more than 60 days delinquent to have access to pool privileges. Anyone who tries to force their way into the pool area will be prosecuted and held responsible for any damages caused to the facilities.
4. Only residents and their guests are allowed to use the facilities. Residents are allowed up to three (3) guests per household. A resident must always accompany guests.
5. NO children 17 or under are allowed in the swimming pool/Jacuzzi area without an adult resident. An 18-year old is considered to be an adult. NO children under 17 years old are permitted in the Jacuzzi.

6. NO food or drinks are allowed in the Jacuzzi or swimming pool area. Food and drinks are only permitted in the table area. However, NO alcoholic beverages are allowed.
7. NO glass containers are allowed in the swimming pool, Jacuzzi or table areas.
8. Swimmers MUST wear swimsuits. Cut-off shorts, clothing with buttons, and colored shirts are not permitted. Babies MUST wear swim diapers.
9. Shower BEFORE entering the swimming pool or Jacuzzi.
10. AVOID using the pool if you (or your child) have stomach problems.
11. ABSOLUTELY NO horseplay is allowed at any time!
12. Small rafts or inflated objects are only allowed in the large swimming pool.
13. NO liquids or substances are dispensed into the swimming pool or Jacuzzi unless approved by the PHOA manager.
14. NO balloons or plastic bags, which can damage the pool's filter system, are allowed in the swimming pool or Jacuzzi areas.

ANY VIOLATION OF THESE SWIMMING POOL/JACUZZI RULES WILL RESULT IN THE FOLLOWING:

First Offense - Warning

Second Offense - Suspension from the pool area, including pools and juczuzzi, for a period of 15 days

Third Offense - Suspension from the pool area, including pools and Jacuzzi for a period of thirty (30) days

Section G: New Home Construction

Any new home construction on a PHOA lot must meet the following criteria:

1. A residential building permit must be obtained or be able to be obtained, prior to construction, from the City of Pharr.
2. The Builder must provide a container for debris as required by the City of Pharr. Failure to properly maintain the container for debris will be considered a violation
3. The type of single-residence home being built or placed on a lot must be equal to or upgraded to the type of existing homes on the street where the home is being constructed.
4. The PHOA reserves the right to make the final decision regarding new home constructions or placement of mobile homes on PHOA lots.
5. Homeowner/ lot owner assessments must be current prior to new home construction being authorized by the Plantation PHOA.

Section H: Garage Sales

Only PHOA designated "park wide" Garage Sales will be allowed.

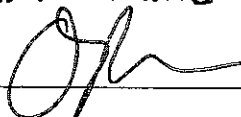
These events will occur two (2) times per year, typically in March and October, and will be announced in advance in order to allow time for residents to obtain City of Pharr Garage Sale permits, at their own expense.

IN WITNESS WHEREOF, the Board of Directors has caused these amendments and clarification to the Rules and Regulations to be executed by its duly authorized officer. The undersigned certifies that the above and the foregoing Amendments were duly adopted on the 10th day of August, 2025.



Jesus Martinez, President Plantation South Subdivision
DBA: Plantation Homeowners' Association, Inc., a Texas corporation

THE STATE OF TEXAS COUNTY OF HIDALGO This instrument was presented and acknowledged before me on the 29th day of August, 2026 by
Alexis Ibarra: Jesus Martinez



Notary Public in and for The State of Texas

