

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ROYALTON AT RIVER OAKS COUNCIL OF CO-OWNERS**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS §

The undersigned, being an Officer of Royalton at River Oaks Council of Co-Owners, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Royalton at River Oaks Condominiums.
2. Name of Association: Royalton at River Oaks Council of Co-Owners.
3. Location of the Condominium: The Royalton at River Oaks Condominiums, 3333 Allen Parkway, Houston, TX 77019.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium for The Royalton at River Oaks Condominiums recorded under Film Code No. Y492824 in the Official Public Records of Harris County, Texas.
 - b. First Amendment Declaration of Condominium for The Royalton at River Oaks Condominiums recorded under Film Code No. Y525933 in the Official Public Records of Harris County, Texas.
 - c. Second Amendment Declaration of Condominium for The Royalton at River Oaks Condominiums recorded under Film Code No. Z136659 in the Official Public Records of Harris County, Texas.
 - d. Third Amendment Declaration of Condominium for The Royalton at River Oaks Condominiums recorded under Film Code No. Z372024 in the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Royalton at River Oaks Council of Co-Owners c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Royalton at River Oaks Council of Co-Owners c/o Debbie Berry, 3333 Allen Parkway, Houston, Texas 77019.
7. Telephone Number to Contact the Association is: 713-522-1661.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://RoyaltonatRiverOaks.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:
 - a. Transfer Fee: \$340.00
 - b. Welcome Disclosure Package: \$26.50
 - c. Resale Certificate: \$375.00 (6-10 days); \$450.00 (3-5 days), \$500.00 (1-2 days)
 - d. Refinance Certificate: \$150.00 (6-10 days)
 - e. Resale/Refinance Certificate Update: \$75.00 (3-5 days)
 - f. Refinance Transfer Fee: \$100.00
 - g. Uniform Condo Questionnaire: \$220.00 (6-10 days); \$275.00 (3-5 days), \$325.00 (1-2 days)
 - h. Lender Form Questionnaire: \$350.00 (6-10 days)
 - i. Working Capital Fee/Reserves Contribution: Equal to 2 months' dues

Executed on this the 26th day of January 2024.

Royalton at River Oaks Council of Co-Owners, a
Texas non-profit corporation

By: *Dalrymple*
PRESIDENT, Officer

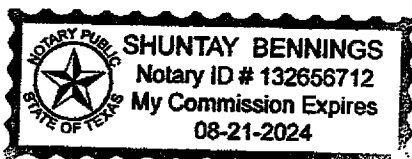
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 26 day of January 2024 personally appeared JANUARY, Officer of Royalton at River Oaks Council of Co-Owners, 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 and on behalf of the Association.



Shuntay Bennings
Notary Public in and for the State of Texas

RP-2024-35704
Pages 3
02/01/2024 01:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-35704