

2025042321
08/29/2025 09:50AMSTATE OF TEXAS
COUNTY OF BELLPROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
RIVER RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code and is as follows:

1. **Name of Subdivision:** River Ridge Ranch
2. **Name of the Association:** River Ridge Ranch Property Owners Association, Inc.
3. **Recording Data for the Subdivision:** River Ridge Ranch Section I, according to the plat recorded in Cabinet C, Slide 161-D, River Ridge Ranch Section II, according to the plat recorded in Cabinet C, Slide 169-C & D and Cabinet C, Slide 170 A, B, & C, River Ridge Ranch Section III, according to the plat recorded in Cabinet C, Slide 173-A, B, C, & D and Cabinet C, Slide 174-A & B, River Ridge Ranch Section IV, according to the plat recorded in Cabinet C, Slide 174-C, Replat of Tracts 12-14 and 20-29 River Ridge Ranch Section III, and Tracts 1-3, River Ridge Ranch Section IV, Block I in Cabinet C, Slide 180-A, B, & C, Plat of River Ridge Ranch Section V in Cabinet C, Slide 181-A, O, & C, filed in the Official Public Records of Bell County, Texas.
4. **Governing Documents:** Documents located in Volume 3938, page 704 and Volume 4008, page 412 and Volume 4037, page 662 and Volume 4037, page 684 and Volume 4068, page 402 and Volume 4081, page 354, and Document number 00013690, all filed in the Official Public Records of Bell County, Texas.
5. **Mailing address of the Association:** River Ridge Ranch POA, c/o Ascension PM, PO BOX 310, Rogers, TX 76569
6. **Managing Agent/Representative:** Kristen Woolstrum, Phone Number: 512-255-1671, Email address: Admin@AscensionPM.com
7. **Electronic Information:** www.RiverRidgeRanch.org
7. At the time of purchase a lot may be subject to a lien for assessments and other sums previously unpaid by prior owner(s) including attorney's fees, interest, and other charges. Resale certificate fees and resale certificate update fees will not exceed \$375 (resale certificate) and \$75 (update).

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

River Ridge Ranch Property Owners Association, Inc.

By *Kristen Woolstrum*

Printed name Kristen Woolstrum

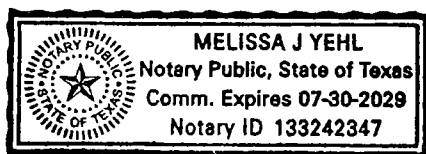
Title: Managing agent

Date Aug 21, 2025

STATE OF TEXAS

COUNTY OF Bell

This instrument was acknowledged before me on August 21, 2025
by Kristen Woolstrum in the above stated capacity.



Notary signature *Melissa Jo Yehl*

Notary Public for the State of Texas

Printed name of notary Melissa Jo Yehl

My commission expires 07-30-2029

After recording, please return to:

Ascension PM, LLC
P.O. Box 310
Rogers, TX 76569



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025042321

As

CERTIFICATE

Recorded On: August 29, 2025

Parties: RIVER RIDGE RANCH PROPERTY OWNERS ASSOCIATION INC

To RIVER RIDGE RANCH

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
RECORDING:	\$9.00
Total Fees:	\$14.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

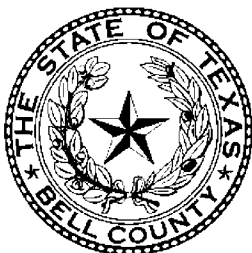
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025042321
Receipt Number: 482944
Recorded Date/Time: 08/29/2025 9:50:29 AM
User / Station: langsdja - BCCCD0642

Record and Return To:

ASCENSION PM LLC
P.O. BOX 310
ROGERS, TX 76569



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk