

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY      §

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is River Plantation;
- (2) the name of the Association is River Plantation Community Improvement Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Montgomery County, Texas, along with any amendments, supplements, and replats, as follows:
  - (a) River Plantation, Section 1, under Volume 6, Page 29, and Volume 6, Page 51;
  - (b) River Plantation, Section 2, under Volume 7, Page 409;
  - (c) River Plantation, Section 3, under Volume 7, Page 435;
  - (d) River Plantation, Section 4, under Volume 8, Page 23;
  - (e) River Plantation, Section 4-A, under Volume 10, Page 12, and Volume 10, Page 71;
  - (f) River Plantation, Section 5, under Volume 8, Page 41, and Volume 9, Page 2, and Volume 9, Page 50;
  - (g) River Plantation, Section 7, under Volume 9, Page 14;
  - (h) River Plantation, Section 8, under Volume 9, Page 38;
  - (i) River Plantation, Section 9, under Volume 10, Page 70;
  - (j) River Plantation, Section 10, under Volume 9, Page 56;
  - (k) River Plantation, Section 11, under Cabinet Z, Page 130;

(l) Fairway Estates, under Cabinet H, Sheet 18B;

(m) River Plantation, Fairway Estates, under Volume H, Page 18B-19A;

(4) the Declarations are recorded in the Real Property Records of Montgomery County, Texas as follows:

- (a) Restrictions, River Plantation, Section 1, under Clerk's File No. 170270;
- (b) Supplemental Restrictions, under Clerk's File No. 170433;
- (c) Restrictions, River Plantation, Section 2, under Clerk's File No. 203928;
- (d) Amendment to Restrictions for River Plantation, Section Two, under Clerk's File No. 2011077200;
- (e) Restrictions, River Plantation, Section 3, under Clerk's File No. 209324;
- (f) Restrictions, River Plantation, Section 4, under Clerk's File No. 218264;
- (g) Amendment to Restrictions for River Plantation, Section Four, under Clerk's File No. 219201;
- (h) Restrictions, River Plantation, Section 4-A, under Clerk's File No. 287207;
- (i) Restrictions, River Plantation, Section 5, under Clerk's File No. 234290;
- (j) Restrictions, River Plantation, Section 7, under Clerk's File No. 238217;
- (k) Restrictions, River Plantation, Section 8, under Clerk's File No. 253415;
- (l) Restrictions, River Plantation, Section 9, under Clerk's File No. 310275;
- (m) Amendment to Restrictions for River Plantation, Section Nine, under Clerk's File No. 7521043;
- (n) Restrictions, River Plantation, Section 10, under Clerk's File No. 263466;
- (o) Restrictions, River Plantation, Fairway Estates, under Clerk's File No. 9847629;
- (p) Declaration of Restrictions, under Clerk's File No. 8655111;
- (q) Assignment of Architectural Rights Regarding Fairway Estates, under Clerk's File No. 2012-079458;

(5) the name and mailing address of the Association is River Plantation Community Improvement Association, Inc., c/o Crest Management Company, 17171 Park Row, Ste. 310, Houston, Texas 77084.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Crest Management Company, 17171 Park Row, Ste. 310, Houston, Texas 77084;

(b) (281) 579-0761;

(c) [info@crest-management.com](mailto:info@crest-management.com)

(7) The website address of the Association is:

<https://www.crest-management.com/Communities/River-Plantation-Community-Improvement-Association>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update:

a. no charge within 30 days of original,

b. within 30-180 days of original: \$75.00,

c. (a new Resale Certificate must be purchased after 180 days);

(c) Certified Statement of Account (Transfer Fee): \$295.00;

(d) Refinance Statement of Account: \$75.00;

(e) RUSH FEE: \$100.00

(for documents that need to be provided in less than 3 business days);

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1 DAY OF March, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for River Plantation Community Improvement Association, Inc.

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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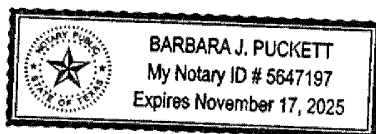
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for River Plantation Community Improvement Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1<sup>st</sup> day of March, 2023.

Barbara J. Puckett  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTOLLETT, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024



**E-FILED FOR RECORD**

03/07/2023 12:05PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**03/07/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas