

**MANAGEMENT CERTIFICATE
OF
RIVIERA PINES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Riviera Pines Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Riviera Pines.
2. The name of the Association: Riviera Pines Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Riviera Pines, recorded under Document No. RP-2025-308534 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Riviera Pines Residential Community, Inc., c/o FirstService Residential Texas, Inc., 2925 Briarpark Drive, Suite 700, Houston, Texas, 77042, Attn: Craig Phillips.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Riviera Pines Residential Community, Inc. c/o FirstService Residential Texas, Inc.
Mailing Address:	2925 Briarpark Drive, Suite 700 Houston, Texas, 77042
Attn.:	Craig Phillips
Telephone Number:	(713) 984-7223
Email Address:	<u>Craig.Phillips@frsresidential.com</u>

7. Website to access the Association's dedicatory instruments:
www.frsresidential.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - One (1) year of Regular Assessments for the year in which the Lot is conveyed

Ownership Transfer Fee (per transaction) - \$340.00

Bulk Transfer Fee (Declarant to Homebuilder – per Lot) - \$40.00

Resale Standard Certificate Fee:

6-10 days - \$375.00

3-5 days - \$450.00

1-2 days - \$500.00

Initial Disclosure Certificate Fee:

6-10 days - \$375.00

3-5 days - \$450.00

1-2 days - \$500.00

Builder Disclosure Certificate Fee (per Lot):

6-10 days - \$375.00

3-5 days - \$450.00

1-2 days - \$500.00

Refinance Standard Certificate Fee (6-10 days) - \$150.00

Refinance Fee - \$100.00

Resale/Refinance Certificate Update Fee (3-5 days) - \$75.00

Loan Estimate Questionnaire Fee - \$100.00

HOA Resale Questionnaire Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

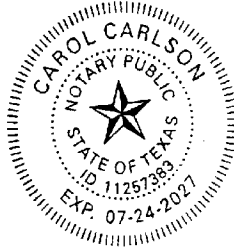
RIVIERA PINES RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Christopher Barnes
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 5th day of August, 2025, by
Christopher Barnes the Director of Riviera Pines Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Riviera Pines, recorded under Document No. RP-2025-308534, in the Official Public Records of Harris County, Texas.
2. Riviera Pines Community Manual, recorded as Document No. RP-2025-308534 in the Official Public Records of Harris County, Texas.
3. Riviera Pines Adoption of Working Capital Assessment, recorded as Document No. RP-2025-308818 in the Official Public Records of Harris County, Texas.
4. Riviera Pines Design Guidelines, recorded as Document No. RP-2025-309066 in the Official Public Records of Harris County, Texas.
5. Notice of Plat Recordation for Riviera Pines [Sec 1 and 2], recorded as Document No. RP-2025-308819 in the Official Public Records of Harris County, Texas.

ATTACHMENT 1

RIVIERA PINES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2025-309618
Pages 5
08/07/2025 07:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-309618