

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**Riverwalk Property Owners Association**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                    §

County of Montgomery §

1.      Name of Subdivision:                    Riverwalk
2.      Subdivision Location:                    Montgomery County
3.      Name of Homeowners Association:      Riverwalk Property Owners Association
4.      Recording Data for Association: Riverwalk Section One Plat is filed at the County in Cabinet H, Sheets 157-B and 158-A.

Riverwalk Section Two Plat is filed at the County in Cabinet I, Sheets 186 through 190.

Riverwalk Section Three Plat is filed at the County in Cabinet M, Sheets 164 through 171.

Riverwalk Section Four Plat is filed at the County in Cabinet O, Sheets 101 through 104.

Riverwalk Section Five Plat is filed at the County in Cabinet T, Sheets 149 through 150.

5.      Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions of Riverwalk Section One is filed under Document No. 9601872.

Declaration of Covenants, Conditions, and Restrictions of Riverwalk Section Two is filed under Document No. 9715704.

Declaration of Covenants, Conditions, and Restrictions of Riverwalk Section Three is filed under Document No. 99077244.

Declaration of Covenants, Conditions, and Restrictions of Riverwalk Section Four is filed under Document No. 2003-024290.

Declaration of Covenants, Conditions, and Restrictions of Riverwalk Section Five is filed under Document No. 2001-069576.

Affidavit for Filing Dedicatory Instruments is filed under Document No. 2014100911.

Second Supplemental Notice of Dedicatory Instruments for Riverwalk Property Owners Association is filed under Document no. 2017097195.

Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2013016754.

Second Amended and Restated Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2016009104.

Third Amended and Restated Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2018071196.

Fourth Amended and Restated Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2019034169.

Corrected Fourth Amended and Restated Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2019039026.

Fifth Amended and Restated Bylaws of Riverwalk Property Owners Association, Inc. are filed under Document No. 2019083730.

Architectural Control Committee Building Requirements for Riverwalk are filed under Document No. 2013064647.

Amended and Restated Architectural Control Committee Building Requirements for Riverwalk are filed under Document No. 2019080689.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Riverwalk Property Owner Association Guidelines for Roofing Materials is filed under Document No. 2015016164-3

Riverwalk Property Owner Association Records Production and Copying Policy is filed under Document No. 2015016170-5

Riverwalk Property Owner Association Guidelines for Display of Certain Religious Items is filed under Document No. 2015016163-3

Riverwalk Property Owner Association Guidelines for Display of Flags is filed under Document No. 2015016165-4

Riverwalk Property Owner Association Guidelines for Solar Energy Devices is filed under Document No. 2015016167-4

Riverwalk Property Owner Association Guidelines for Rainwater Recovery System is filed under Document No. 2015016166-3

Riverwalk Property Owner Association Guidelines for Standby Electric Generators is filed under Document No. 2015116059-4

Riverwalk Property Owner Association Guidelines for Payment Policy is filed under Document No. 2015016168-4

Riverwalk Property Owner Association Guidelines for Document Retention Policy is filed under Document No. 2015016169-3

Affidavit for filing dedicatory instruments, Riverwalk Wall/Fence Guidelines is filed under Document No. 2018013961

Riverwalk Property Owners Association Billing Policy and Payment Guidelines are filed under Document No. 2020030545

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

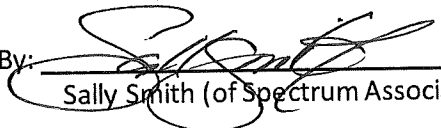
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. 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.

Signed this 20 day of October, 2021.

Riverwalk Property Owners Association


By:   
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

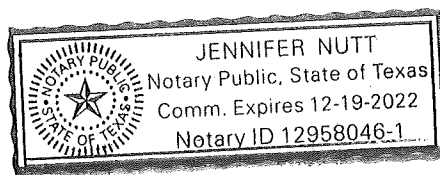
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Riverwalk Property Owners Association, on behalf of said  
association.

  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**E-FILED FOR RECORD**

**10/22/2021 01:51PM**



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.

**10/22/2021**



County Clerk  
Montgomery County, Texas