

**MANAGEMENT CERTIFICATE  
for  
Town Homes at River Fair Homeowners Association**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. **Legal name of owners' Association:** Town Homes at River Fair Homeowners Association
2. **Name of project or subdivision:** Town Homes at River Fair
3. **The recording data for the Subdivision Development is as follows:**  
ALL THAT REAL PROPERTY KNOWN AS THE TOWN HOMES AT RIVER FAIR, A SUBDIVISION OF THE CITY OF BELTON, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 189-C, PLAT RECORDS OF BELL COUNTY, TEXAS AND 11B DECLARATION RECORDED IN DOCUMENT NO. 38207 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
4. **The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:**

Dedicatory Instrument for Town Homes at River Fair Homeowners Association recorded in Document No. 2007-00038207 of the Official Property Records of Bell County, Texas.

Dedicatory Instrument for Town Homes at River Fair Homeowners Association recorded in Document No. 2007-00038208 of the Official Property Records of Bell County, Texas

Dedicatory Instrument for Town Homes at River Fair Homeowners Association recorded in Document No. 2007-00037552 of the Official Property Records of Bell County, Texas

5. **Name and Mailing Address for the Association:**  
Town Homes at River Fair Homeowners Association  
c/o LandMark Community Management  
1000 S. West Drive Suite 17  
Leander, TX 78641
6. **Name, Mailing Address, Phone Number, and Email Address for the Association's Designated Representative:**  
LandMark Community Management  
1000 S. West Drive Suite 17  
Leander, TX 78641  
info@landmarkcm.com  
512-569-5527
7. **The website at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is:** [www.home.landmarkcm.com](http://www.home.landmarkcm.com)
8. **Amount and description of all fees or charges by the association relating to a property transfer:**
  - \$375 - Resale certificate
  - \$75 - Update to resale certificate
  - \$100 - New account setup (Transfer) fee
  - \$500 - Working Capital Fund Contribution
  - Fees to expedite Resale Package Delivery:
    - 3-5 Business Days - \$150
    - 1-2 Business Days - \$200

*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.*

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 termination of this management certificate is filed of record, whichever is sooner.

Town Homes at River Fair Homeowners Association

By: Heidi Horton  
Signature

Heidi Horton, President

LandMark Community Management as Managing Agent

THE STATE OF TEXAS       §  
  §  
COUNTY OF WILLIAMSON   §

This instrument was acknowledged before me on January 10th 2025, by Heidi Horton, the President of LandMark Community Management, the managing agent for Town Homes at River Fair Homeowners Association, a Texas non-profit corporation, on behalf of said entity.

Laroy Hilliman II  
Notary Signature  
Notary Public for the State of Texas

Notary Printed Name: Laroy Hilliman II

My Commission expires on: 08-06-2025

**AFTER RECORDING, RETURN TO:**

LandMark Community Management  
PO Box 2147  
Leander, TX 78646





Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513

Instrument Number: 2025001705

As  
CERTIFICATE

Recorded On: January 13, 2025

Parties: TOWN HOMES AT RIVER FAIR HOMEOWNERS ASSOCIATION

To TOWN HOMES AT RIVER FAIR

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
<b>Total Fees:</b>	<b>\$14.00</b>

\*\*\*\*\* 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: 2025001705  
Receipt Number: 442481  
Recorded Date/Time: 01/13/2025 11:00:28 AM  
User / Station: fosterk - BCCCD0735

**Record and Return To:**

LANDMARK COMMUNITY MANAGEMENT  
PO BOX 2147  
LEANDER, TX 78646



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