

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
RIVERVIEW RESIDENTIAL COMMUNITY INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF RIVERVIEW MASTER COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2022107048, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of Riverview Residential Community Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Riverview
2. The name of the association: Riverview Residential Community Inc., a Texas non-profit corporation.

The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" attached to that certain Declaration of Covenants, Conditions and Restrictions for Riverview, recorded as Document No. 2019049436 in the Official Public Records of Williamson County, Texas (the "**Declaration**"), as may be amended from time to time.

3. The recording data for the Declaration and any amendments to the Declaration: See Exhibit "A" attached hereto.
4. The name and mailing address of the association: Riverview Residential Community Inc., c/o FirstService Residential Austin, LLC, 5316 West Highway 290 Service Road, Ste. 100, Austin, Texas 78735.
5. The name, mailing address, telephone number, email address of the person managing the association:

Name: FirstService Residential Austin, LLC  
Mailing Address: 5316 West Highway 290 Service Road, Ste. 100  
Austin, Texas 78735  
Attn: Gerry Poe, Managing Agent  
Telephone Number: 512-266-6771  
Email Address: [austin@fsresidential.com](mailto:austin@fsresidential.com)

6. Website to access the Association's dedicatory instruments:  
<https://RiverviewGeorgetown.connectresident.com>
7. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$350.00

Resale Certificate Fee - \$375.00

Working Capital Fee - \$285.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Williamson County, Texas.

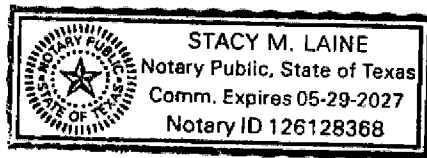
**RIVERVIEW RESIDENTIAL COMMUNITY INC.,**  
a Texas non-profit corporation

By: Keri Rhodes  
Printed Name: Keri Rhodes  
Title: Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Williamson   §

This instrument was acknowledged before me on the 8 day of January 2024, by Keri Rhodes, the Director of RIVERVIEW RESIDENTIAL COMMUNITY INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



Stacy M. Laine  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**EXHIBIT "A"**  
**RECORDING INFORMATION**  
**FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Riverview, recorded as Document No. 2019049436, Official Public Records of Williamson County, Texas.
2. Riverview Community Manual, recorded as Document No. 2019049509, Official Public Records of Williamson County, Texas.
3. Riverview Design Guidelines, recorded as Document No. 2019049510, Official Public Records of Williamson County, Texas.
4. Plat of Shadow Canyon Phase 1, recorded as Document No. 2019052382, Official Public Records of Williamson County, Texas.
5. Adoption of Working Capital Assessment, recorded as Document No. 2019057824, Official Public Records of Williamson County, Texas.
6. Plat of Shadow Canyon Phase 2, recorded as Document No. 2020027111, Official Public Records of Williamson County, Texas.
7. Plat of Shadow Canyon Phase 4, recorded as Document No. 2020157904, Official Public Records of Williamson County, Texas.
8. Assignment of Declarant's Rights, recorded as Document No. 2021084619, Official Public Records of Williamson County, Texas.
9. Riverview First Supplement to Community Manual, recorded as Document No. 2021134539, Official Public Records of Williamson County, Texas.
10. Plat of Shadow Canyon Phase 5, recorded as Document No. 2021148064, Official Public Records of Williamson County, Texas.
11. Plat of Shadow Canyon Phase 3, recorded as Document No. 2021149945, Official Public Records of Williamson County, Texas.
12. Plat of Shadow Canyon Phase 6, recorded as Document No. 2021151515, Official Public Records of Williamson County, Texas.
13. Plat of Shadow Canyon Phase 7, recorded as Document No. 2021153985, Official Public Records of Williamson County, Texas.
14. Deed without Warranty, recorded as Document No. 2021189931, Official Public Records of Williamson County, Texas.
15. Notice of Plat Recordation [Shadow Canyon Phase 6], recorded as Document No. 2022035930, Official Public Records of Williamson County, Texas.
16. Notice of Plat Recordation [Shadow Canyon Phase 7], recorded as Document No. 2022035931, Official Public Records of Williamson County, Texas.

17. Plat of Shadow Canyon Phase 8, recorded as Document No. 2022037821, Official Public Records of Williamson County, Texas.
18. Declarant Removal and Appointment of Director, recorded as Document No. 2022041432, Official Public Records of Williamson County, Texas.
19. Riverview First Amendment to Design Guidelines, recorded as Document No. 2022084308, Official Public Records of Williamson County, Texas.
20. Notice of Plat Recordation [Shadow Canyon Phase 8], recorded as Document No. 2022084367, Official Public Records of Williamson County, Texas.
21. Riverview Second Supplement to Community Manual, recorded as Document No. 2023057061, Official Public Records of Williamson County, Texas.
22. Deed without Warranty, recorded as Document No. 2023087060, Official Public Records of Williamson County, Texas.
23. Riverview Third Supplement to Community Manual, recorded as Document No. 2024001133, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024001981**

Pages: 6 Fee: \$41.00

01/09/2024 09:47 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas