

RIVER RANCH PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **River Ranch Property Owners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: River Ranch Estates Sec 1;
River Ranch Meadows Sec 1.

Name of the Association: River Ranch Property Owners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Liberty County, Texas, as follows:

- (a) River Ranch Estates Sec 1, recorded under Document No. 2021033041, along with any supplements or replats thereof;
- (b) Partial Replat of River Ranch Estates Sec 1, recorded under Document No. 2022024399, along with any supplements or replats thereof
- (c) River Ranch Meadows Sec 1, recorded under Document No. 2021033040, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Liberty County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for River Ranch, under Liberty County Clerk's Document No. 2022043626, along with any amendments or supplements thereto;
- (b) Certificate of Formation for River Ranch Property Owners Association, Inc., under Clerk's Document No. 2022043643;
- (c) River Ranch Design Guidelines, under Clerk's Document No. 2022043643;
- (d) Bylaws of River Ranch Property Owners Association, Inc., under Clerk's Document No. 2022043975;
- (e) Open Records Policy for River Ranch Property Owners Association, Inc., under Clerk's Document No. 2022043975;
- (f) Payment Plan Policy for River Ranch Property Owners Association, Inc., under Clerk's Document No. 2022043975;
- (g) Records Retention Policy for River Ranch Property Owners Association, Inc., under Clerk's Document No. 2022043975;
- (h) First Amendment to the River Ranch Design Guidelines, under Clerk's Document No. 2022043975.

Name and Mailing Address for Association

River Ranch Property Owners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$95.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

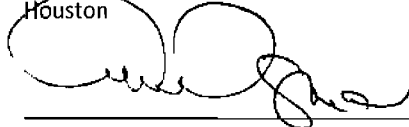
Operating Fund Capitalization Fee equal to 50% of the Current Annual Assessment for Each Owner, Other Than a Declarant or a Builder, Upon Acquisition of Record Title to a Lot.

Reserve Fund Capitalization Fee Upon Transfer of Ownership of a Lot by a Builder an amount equal to 1/4th of the Current Annual Assessment.

Administrative Fees Upon Each Transfer of Title to a Lot, not to Exceed 1/3rd of the Current Annual Assessment.

Executed on this the 24th day of January, 2023

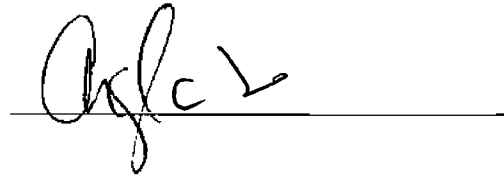
River Ranch Property Owners Association, Inc., acting by and
through its managing agent, Principal Management Group of
Houston



Ann Osuna, Community Director

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 24th day of January, 2023 by Ann Osuna, Community Director with
Principal Management Group of Houston, the managing agent for River Ranch Property Owners Association, Inc., a Texas
nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041



**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2023005253 NOT
01/25/2023 09:31:04 AM Total Fees: \$34.00

A handwritten signature in cursive script, appearing to read "Lee Haidusek Chambers".

Lee Haidusek Chambers, County Clerk
Liberty County, Texas