

THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
RIVERWALK MASTER COMMUNITY, INC.

The undersigned, being an officer of Riverwalk Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF RIVERWALK MASTER COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2022135449, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Riverwalk.
2. The name of the Association: Riverwalk Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, made subject to that certain Master Declaration of Covenants, Conditions and Restrictions for Riverwalk, recorded under Document No. 2005038719, Official Public Records of Williamson County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Riverwalk Master Community, Inc., c/o Goodwin Management, Inc., 11950 Jollyville Road, Austin, TX 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin Management, Inc.  
Attn: Brian Schroeder  
Mailing Address: 11950 Jollyville Road, Austin, TX 78759  
Telephone Number: 512-502-7500  
Email Address: [ARWKmanager@GoodwinTX.com](mailto:ARWKmanager@GoodwinTX.com)

7. Website to access the Association's dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

Entry Fee - \$200.00

RIVERWALK MASTER COMMUNITY, INC. THIRD AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

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

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

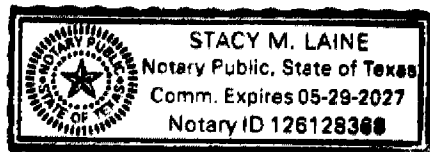
**RIVERWALK MASTER COMMUNITY, INC.**, a Texas non-profit corporation

By: Keri Rhodes  
 Name: Keri Rhodes  
 Title: Director

STATE OF TEXAS §  
 COUNTY OF Williamson §

This instrument was acknowledged before me this 3<sup>rd</sup> day of October, 2023 by Keri Rhodes Director of Riverwalk Master 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:**

Alex S. Valdes, Esq.  
 WINSTEAD PC  
 401 Congress Avenue, Suite 2100  
 Austin, Texas 78701  
 avaldes@winstead.com

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

1. Master Declaration of Covenants, Conditions and Restrictions for Riverwalk, recorded as Document No. 2005038719 Official Public Records of Williamson County, Texas.
2. Riverwalk Notice of Service Area Number 1, recorded as Document No. 2005081987, Official Public Records of Williamson County, Texas.
3. Riverwalk Notice of Applicability [Phase 1, Section 1], recorded as Document No. 2005101274 Official Public Records of Williamson County, Texas.
4. Riverwalk Development Area Declaration [Phase 1, Section 1] recorded on as Document No. 2005101275 Official Public Records of Williamson County, Texas.
5. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration, [Adding Phase 1, Section 2], recorded as Document No. 2006084717, Official Public Records of Williamson County, Texas.
6. Riverwalk Notice of Applicability [Adding Phase 2, Section 1], recorded as Document No. 2007085389 Official Public Records of Williamson County, Texas.
7. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration, [Phase 2, Section 3], recorded as Document No. 2013089745, Official Public Records of Williamson County, Texas.
8. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration, [Phase 2, Section 3], recorded as Document No. 2013108662, Official Public Records of Williamson County, Texas.
9. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 2, Section 4], recorded as Document No. 2014011201, Official Public Records of Williamson County, Texas.
10. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 2, Section 5], recorded on April 21, 2014 as Document No. 2014028033, Official Public Records of Williamson County, Texas.
11. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 1, Section 3], recorded on as Document No. 2015085085, Official Public Records of Williamson County, Texas.
12. Riverwalk, Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 3, Section 1], recorded as Document No. 2015085091, Official Public Records of Williamson County, Texas.
13. Riverwalk First Amendment and Supplement to Master Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2016059925 Official Public Records of Williamson County, Texas.
14. Riverwalk Second Amendment to Master Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2023077451 Official Public Records of Williamson County, Texas.

15. Riverwalk Amended and Restated Community Manual, recorded as Document No. 2016068258, Official Public Records of Williamson County, Texas.
16. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 3, Section 2], recorded as Document No. 2017006735, Official Public Records of Williamson County, Texas.
17. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 3, Section 3], recorded as Document No. 2017006736, Official Public Records of Williamson County, Texas.
18. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 3, Section 5], recorded as Document No. 2017056275, Official Public Records of Williamson County, Texas.
19. Riverwalk Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Phase 3, Section 4], recorded as Document No. 2017056276, Official Public Records of Williamson County, Texas.
20. Riverwalk First Supplement to Amended and Restated Community Manual, recorded as Document No. 2020063753, Official Public Records of Williamson County, Texas.
21. Riverwalk Second Supplement to Amended and Restated Community Manual, recorded as Document No. 2021136879, Official Public Records of Williamson County, Texas.
22. Riverwalk Third Supplement to Amended and Restated Community Manual, recorded as Document No. 2021185469, Official Public Records of Williamson County, Texas.
23. Riverwalk Fourth Supplement to Amended and Restated Community Manual, recorded as Document No. 2022119616, Official Public Records of Williamson County, Texas.
24. Riverwalk Fifth Supplement to Amended and Restated Community Manual, recorded as Document No. 2022131859, Official Public Records of Williamson County, Texas.
25. Riverwalk First Amendment to the Development Area Declaration, recorded as Document No. 2022131862, Official Public Records of Williamson County, Texas.
26. Riverwalk Partial Assignment of Declarant Rights, recorded as Document No. 2023077545, Official Public Records of Williamson County, Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023083036**

Pages: 5 Fee: \$38.00

10/03/2023 11:44 AM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas