

**MANAGEMENT CERTIFICATE
OF
RIVER BRIDGE RANCH COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of River Bridge Ranch Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: River Bridge Ranch.
2. The name of the Association: River Bridge Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe and Hays Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for River Bridge Ranch, recorded under Document No. 202599003746 in the Official Public Records of Guadalupe County, Texas, and Document No. 25005298 in the Official Public Records of Hays County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: River Bridge Ranch Community Association, Inc., c/o PMP Management, 551 S. IH35, Suite 150, Round Rock, Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	River Bridge Ranch Community Association, Inc., c/o PMP Management
Mailing Address:	551 S. IH35, Suite 150, Round Rock, Texas 78664
Attn:	Tracie Manriquez
Telephone Number:	512-381-2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the Association's dedicatory instruments:
www.riverbridgeranch.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

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

**RIVER BRIDGE RANCH COMMUNITY ASSOCIATION,
INC.,**

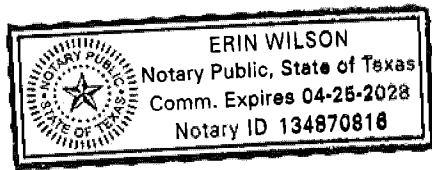
a Texas nonprofit corporation

By: Katherine Taylor
Name: Katherine Taylor
Title: President

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

~~KATHERINE TAYLOR~~ This instrument was acknowledged before me on the 18th day of February, 2025, by ~~David Clear~~, President of River Bridge Ranch Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Erin Wilson
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for River Bridge Ranch, recorded under Document No. 202599003746 in the Official Public Records of Guadalupe County, Texas, and Document No. 25005298 in the Official Public Records of Hays County, Texas, as the same may be amended and/or supplemented from time to time.
2. River Bridge Ranch Community Manual, recorded under Document No. 202599003771 in the Official Public Records of Guadalupe County, Texas, and Document No. 25005351 in the Official Public Records of Hays County, Texas, as the same may be amended and/or supplemented from time to time.
3. River Bridge Ranch Adoption of Working Capital Assessment, recorded under Document No. 202599003803 in the Official Public Records of Guadalupe County, Texas, and Document No. 25005470 in the Official Public Records of Hays County, Texas.

ATTACHMENT 1

RIVER BRIDGE RANCH COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF HAYS**

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 Hays County, Texas.

25005557 CERTIFICATE
02/19/2025 09:21:56 AM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

