

Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by River Place Property Owners' Association, Inc., a Texas non-profit corporation (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:

- (1) Name of the Subdivision: River Place
- (2) Name of the Association: River Place Property Owners' Association, Inc.
- (3) Mailing Address for the Association: 3363 University Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision: Plat recorded in Volume 10938, Page 85, Official Records of Brazos County, TX
- (5) Recording data for the subdivision: Phase 1 Final Plat recorded in Volume 3916, Page 203, Official Records of Brazos County, Texas
- (6) Recording data for the subdivision: Phase 2 Final Plat recorded in Volume 3147, Page 83, Official Records of Brazos County, Texas
- (7) Recording data for the subdivision: Phase 3 Final Plat recorded in Volume 3701, Page 86, Official Records of Brazos County, Texas
- (8) Recording data for the declaration and any amendments thereto:
 - a. First Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions of the River Place Subdivision; Volume 11959, Page 193, Official Records of Brazos County, Texas
 - b. Rain Barrel Policy; Volume 11818, Page 46, Official Records of Brazos County, Texas
 - c. Flag Display Policy; Volume 11818, Page 50, Official Records of Brazos County, Texas
 - d. Solar Energy Devices and Roofing Materials Policy; Volume 11818, Page 41, Official Records of Brazos County, Texas
 - e. Document Retention Policy; Volume 11818, Page 30, Official Records of Brazos County, Texas
 - f. Collection Policy and Payment Plan Guidelines; Volume 11818, Page 34, Official Records of Brazos County, Texas
 - g. Access Production and Copying Policy; Volume 11818, Page 23, Official Records of Brazos County, Texas
 - h. Board of Directors Meeting Policy; Volume 11043, Official records of Brazos County, Texas
- (9) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
 - a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties
3363 University Drive East Suite 215
Bryan, Texas 77802
(979) 764 - 2500
- (10) The website address for the Association's dedicatory instruments: www.bealbcshoa.com

(11) Fee charged by the Association relating to a property transfer in the subdivision:
Administration Fee: \$125.00
Transfer Fee: \$50.00

Executed on this 13 day of July, 2022.

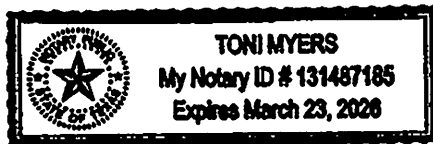
River Place Property Owners' Association,
a Texas non-profit corporation

By: John Conley

Title: President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 13th day of July, 2022,
by John Conley, President of River Place Property Owners'
Association, a Texas non-profit corporation, on behalf of said entity.



T. Myers
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Beal Properties, LLC
3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500



VG-267-2022-1477501

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1477501
Volume : 18090

Real Property Recordings

Recorded On: July 13, 2022 02:13 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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:

Document Number: 1477501
Receipt Number: 20220713000117
Recorded Date/Time: July 13, 2022 02:13 PM
User: Kim G
Station: CCLERK09

Record and Return To:

BEAL PROPERTIES
3363 UNIVERSITY DRIVE EAST,STE 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX