

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** River Ridge Ranch

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

3. **Recording data for the Subdivision:**

River Ridge Ranch Section I, according to the plat recorded in Cabinet C, Slide 161- D, River Ridge Ranch Section II, according to the plat recorded in Cabinet C, Slide 169-C & D and Cabinet C, Slide 170 A, B & C, River Ridge Ranch Section III, according to the plat recorded in Cabinet C, Slide 173-A, B, C, & D and Cabinet C, Slide 174-A & B, River Ridge Ranch Section IV, according to the plat recorded in Cabinet C, Slide 174-C, Replat of Tracts 12-14 and 20-29 River Ridge Ranch Section III, and Tracts 1-3, River Ridge Ranch Section IV, Block I in Cabinet C, Slide 180-A, B, & C, Plat of River Ridge Ranch Section V in Cabinet C, Slide 181-A, O, & C, Official Public Records of Bell County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents located in Volume 3938, page 704 and Volume 4008 page 412 and Volume 4037, page 662 and Volume 4037, page 684 and Volume 4068, page 402 and Volume 4081, page 354, and Document no. 00013690, Official Public Records of Bell County, Texas.

5. **Name and mailing address of the Association:** River Ridge Ranch Property Owners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

7. **Website address where all dedicatory instruments can be found:**

<https://avrr.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375

Resale Certificate Update: \$75

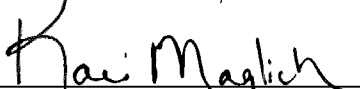
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Bell County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for River Ridge Ranch Property Owners Association, Inc., Duly Authorized Agent
Signed: March 21, 2024

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

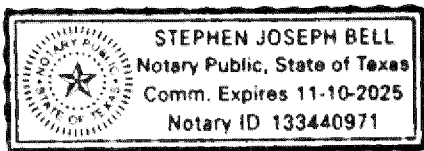
STATE OF TEXAS

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COUNTY OF BELL

This instrument was signed before me on 03 / 22 / 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024012225

As

CERTIFICATE

Recorded On: March 25, 2024

Parties: RIVER RIDGE RANCH PROPERTY OWNERS ASSOCIATION INC

To RANCH RIVER RIDGE

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

| | |
|--------------------|----------------|
| CLERKS RMF: | \$5.00 |
| RECORDING: | \$9.00 |
| Total Fees: | \$14.00 |

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

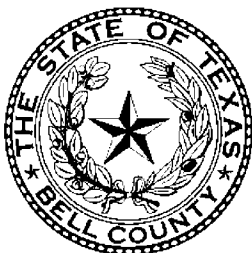
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024012225
Receipt Number: 394849
Recorded Date/Time: 03/25/2024 8:07:49 AM
User / Station: smithae - BCCCD0640

Record and Return To:

Archer Now, LLC.
12001 OAK KNOLL DR STE 100
AUSTIN, TX 78759-2305



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk