

**Rivers Crossing Homeowners Association  
Management Certificate**

**This Management Certificate is recorded pursuant to Chapter 209.004, Texas Property Code, and is as follows:**

**WHEREAS** the Texas Property Code requires Homeowners Associations to file a management certificate in the public records of the county the Association is in; and

**WHEREAS** the Association now wishes to file a management certificate in the public records of Williamson County, Texas.

**NOW, THEREFORE**, the Association hereby files the Rivers Crossing Homeowners Association Management Certificate in accordance with Chapter 209.004, Texas Property Code.

**The name of the subdivision is:** Rivers Crossing

**The name of the Association is:** Rivers Crossing Homeowners Association

**The recording data for the subdivision is:**

Final Plat Phase One Rivers Crossing Subdivision, a subdivision is Williamson County, Texas according to the map or plat of record in Cabinet S, Slides 235-237, of the Plat Records of Williamson County Texas, and recorded as Document No. 2000025677, Official Public Records, Williamson County, Texas and, Rivers Crossing Subdivision Phase Two, a subdivision is Williamson County, Texas according to the map or plat of record in Cabinet U, Slides 315-317, off the Plat Records of Williamson County, Texas and recorded as Document No. 2001046659, Official Public Records, Williamson County, Texas, and Rivers Crossing Subdivision Phase Three, a subdivision in Williamson County, Texas according to a map or plat of record in Cabinet X, Slides 249-252, of the Plat Records of Williamson County, Texas, and recorded as Document No. 2003047754, Official Public Records, Williamson County, Texas.

**The recording data for the Declaration is:**

Declaration of Covenants, Conditions, Easements and Restrictions Rivers Crossing, filed on June 23, 2000, and recorded as Document No. 2000040377, Official Public Records, Williamson County, Texas.

**The recording data for the Amendments to the Declaration is:**

Amended Declaration of Covenants, Conditions, Easements and Restrictions for Rivers Crossing, filed on July 13, 2001, and recorded as Document No. 2001050217, Official Public Records, Williamson County, Texas, and Supplemented and Amended Declaration of Covenants, Conditions, Easements and Restrictions for Rivers Crossing, recorded on July 1, 2002, and recorded as Document No. 2002049399, Official Public Records, Williamson County, Texas, and Rerecorded Supplemented and Amended Declaration of Covenants, Conditions, Easements and Restrictions filed on June 5, 2003, and recorded as Document No. 2003052250, Official Public Records, Williamson County, Texas, and Supplemental Declaration to the Supplemented and Amended Declaration of Covenants, Conditions, Easements and Restrictions for Rivers Crossing, recorded on June 6, 2003, and recorded in Document No. 2003052933, Official Public Records, Williamson County, Texas.

**The name and mailing address of the Association is:**

Rivers Crossing Homeowners Association  
c/o Pinnacle Texas Management Services  
7301 Ranch Road 620 N. #155  
Austin, Texas 78726

**The name, mailing address, email address, and phone number of the person/entity managing the Association is:**

Pinnacle Texas Management, LLC  
Dba Pinnacle Texas Management Services  
7301 Ranch Road 620 N. #155  
Austin, Texas 78726  
(512) 795-8461  
[Tanya.emmons@pinnacletexas.com](mailto:Tanya.emmons@pinnacletexas.com)

**The website address for the Association is:**

[www.riverscrossing.org](http://www.riverscrossing.org)

**The amount and description of any fees the association charges relating to the transfer of property in the Association is:**

The Association charges \$375.00 for a standard resale certificate.

The Association charges a \$400.00 Initial Assessment, due at closing, for the transfer of title to property in the subdivision.

The Management Company for the Association charges a \$150.00 transfer fee for the transfer of title to property in the subdivision.

A handwritten signature in black ink, appearing to read "Tanya Emmons", is written over a horizontal line.

Tanya Emmons  
Managing Agent  
Rivers Crossing Homeowners Association  
Pinnacle Texas Management Services LLC

**ACKNOWLEDGMENT**

STATE OF TEXAS

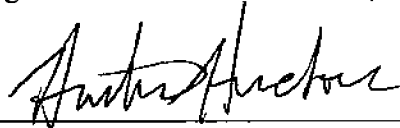
§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on SEPTEMBER 2, 2021 by Tanya Emmons, Managing Agent of Rivers Crossing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public, State of Texas

Hunter Hudson

Printed or Typed Name

My Commission Expires: June 10, 2025

[SEAL]

**AFTER RECORDING, RETURN TO:**

Willatt & Flickinger, PLLC  
 12912 Hill Country Blvd., Ste. F-232  
 Austin, Texas 78738

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021135158**

Pages: 4 Fee: \$29.00

09/03/2021 02:08 PM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas