

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Riverstone Ranch at Clear Creek Homeowners 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:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Riverstone Ranch at Clear Creek Homeowners Association, Inc.	Harris County Clerk's File No. 20140067471	Film Code No. 657173 of the Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration for Riverstone Ranch at Clear Creek	Harris County Clerk's File No. RP-2016-409321	As stated in said Declarations
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Riverstone Ranch at Clear Creek	Harris County Clerk's File No. RP-2023-399643	As stated in said Declarations
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 2	Harris County Clerk's File No. 20140444467	Film Code No. 667240 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 3	Harris County Clerk's File No. 20150157520	Clerk's File No. 20150136112 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 4	Harris County Clerk's File No. 20150088677	Clerk's File No. 20150027418 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 5	Harris County Clerk's File No. RP-2016-188958	Clerk's File No. 2016120422 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 6	Harris County Clerk's File No. RP-2017-149576	Film Code No. 680786 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 7	Harris County Clerk's File No. RP-2017-238917	Film Code Nos. 681407, 681407, and 676911 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 8 (Blocks 1-7; Reserves A-H)	Harris County Clerk's File No. RP-2017-458748	Film Code No. 682572, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 8 (Block 5, Lot 38)	Harris County Clerk's File No. RP-2018-181874	Film Code No. 682572, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Sections 9 & 10	Harris County Clerk's File No. RP-2018-459064	Film Code Nos. 685048 and 685652 of the Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 11	Harris County Clerk's File No. RP-2020-235029	Film Code No. 691417, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 12	Harris County Clerk's File No. RP-2019-471077	Film Code No. 688842, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch - Section 13	Harris County Clerk's File No. RP-2021-550577	Film Code No. 696619, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 14	Harris County Clerk's File No. RP-2021-506883	Film Code No. 695490, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration

Corrected Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 14	Harris County Clerk's File No. RP-2021-547403	Film Code No. 695490, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 15	Harris County Clerk's File No. RP-2022-73365	Film Code No. 697487, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Annexation Riverstone Ranch at Clear Creek - Section 16	Harris County Clerk's File No. RP-2022-73366	Film Code No. 697490, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Certificate of Formation	Harris County Clerk's File No. 20140132232	As stated in said Declarations
By-Laws	Harris County Clerk's File No. 20140132232	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20150430405	As stated in said Declarations
Records Production and Copying Policy	Harris County Clerk's File No. 20150430404	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20150430403	As stated in said Declarations
Flag Display Guidelines	Harris County Clerk's File No. 20150436450	As stated in said Declarations
Solar Energy Devices Guidelines	Harris County Clerk's File No. 20150436451	As stated in said Declarations
Rainwater Harvesting System Guidelines	Harris County Clerk's File No. 20150436452	As stated in said Declarations
Shingle Criteria	Harris County Clerk's File No. 20150436453	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20150436454	As stated in said Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20150436455	As stated in said Declarations

Standby Electric Generator Guidelines	Harris County Clerk's File No. 20150436456	As stated in said Declarations
Pool Rules and Splash Pad Rules	Harris County Clerk's File No. RP-2017-76022	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021- 573017	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021- 573018	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021- 573019	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021- 573020	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021- 273021	As stated in said Declarations

**Name and Mailing Address for Association**

Riverstone Ranch at Clear Creek Homeowners Association, Inc.  
c/o Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, Texas 77479

**Name and Mailing Address of Person Managing  
the Association or its Designated Representative**

Jackie Williams  
Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, Texas 77479

**Telephone Number to contact the Association**

(281) 232-7659

Email Address to contact the Association

info@montagecs.com

Association Website


riverstoneranchatclearcreek.frontsteps.com

Transfer of Title Fees

Transfer Fee:	\$225.00
Resale Certificate Fee:	\$225.00
Refinance Fee:	\$75.00
Capitalization Fee:	2 months of full annual assessment

Executed on this the 4 day of March, 2024.

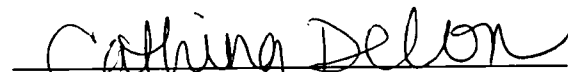
Riverstone Ranch at Clear Creek  
Homeowners Association, Inc., a Texas non-  
profit corporation, acting by and through its  
managing agent, Montage Community  
Services

  
Jackie Williams, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 4<sup>th</sup> day of March, 2024, by Jackie Williams, Community Manager with Montage Community Services., the managing agent for Riverstone Ranch at Clear Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

RP-2024-87293  
# Pages 6  
03/12/2024 03:37 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-87293