

Recorded, but not reviewed or
prepared by:
Steptoe & Johnson, PLLC
711 Broadway, Suite 220
San Antonio, Texas 78215

**MANAGEMENT CERTIFICATE
OF**

River Bend One Association, Inc..

The undersigned, being an officer of River Bend One 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 Bend One.
2. The name of the Association: River Bend One Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in Wilson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for River Bend One, recorded under Document No. 00012799, Official Public Records of Wilson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: River Bend One Association, Inc., c/o Alamo Management Company, Attn: Mark Edwards, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	River Bend One Association, Inc. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Mark Edwards
Telephone Number:	(210) 485-4088
Email Address:	medwards@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.amghoa.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 – Annual Assessment Amount
 - Developer Transfer Fee - \$375.00
 - Resale Transfer Fee - \$250.00
 - Resale Certificate Fee - \$250.00

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.

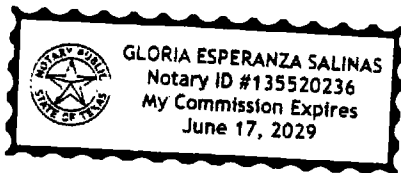
River Bend One Association, Inc.,
a Texas nonprofit corporation

By: [Signature]
Name: Mark Edwards
Title: UPOR Development

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 9th day of October, 2025, by MARK Edwards, as Managing Agent Representative of Alamo Association Management, LLC dba Alamo Management Group, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Mark Edwards
Vice President of Development
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for River Bend One, recorded as Document No. 00012799, Official Public Records of Wilson County, Texas.
 - a. Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Bend One Unit 1 and Annexation of Unit 3, recorded as Document No. 00020961, Official Public Records of Wilson County, Texas.
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for River Bend One Unit 1, recorded as Document No. 00017295, Official Public Records of Wilson County, Texas.
 - c. Annexation Agreement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for River Bend One Unit 1 and Annexation of Unit 3, recorded as Document No. 91760, Official Public Records of Wilson County, Texas
2. River Bend Subdivision Architectural Control and Design Guidelines, recorded as Document No. 00020960, Official Public Records of Wilson County, Texas.

**Wilson County
Genevieve
Martinez
Wilson County Clerk**

Instrument Number: 156536

eRecording - Real Property

MANAGEMENT CERTIFICATE

Recorded On: October 15, 2025 03:00 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 156536
Receipt Number: 20251015000053
Recorded Date/Time: October 15, 2025 03:00 PM
User: Jennifer F
Station: cclerk01

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF WILSON**

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 Records of Wilson County, Texas.

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX