



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Riverwood Ranch Subdivision, Section One
2. The name of the Association is RIVERWOOD RANCH HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

County Clerk's File No 2021015058 in the Official Public Records
of the Map or Plat Records of Brazoria County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Correction Declaration

County Clerk's File No 2021032000 of the Official Public Records
of Brazoria County, Texas

5. The mailing address of the Association is:

RIVERWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Costs due for the transfer of ownership:

For Sale from Developer to Builder

\$187.50	Transfer Fee from Developer to Builder, no resale certificate required
\$varies	½ of the annual assessment rate, prorated from the date of sale through Dec 31

For Sale from Builder to Owner

\$375.00	Transfer Fee from Builder to Buyer, no resale certificate required
\$varies	Full annual assessment rate, prorated from the date of sale through Dec 31
\$varies	½ of the annual assessment rate as a non-refundable capital reserve fee

For Sale from Owner to Owner

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing
\$varies	All assessments due at the time of sale

Dated this 27th day of January, 2025.

RIVERWOOD RANCH HOMEOWNERS ASSOCIATION, INC.
a Texas Non-Profit Corporation

By: _____

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for RIVERWOOD RANCH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of RIVERWOOD RANCH HOMEOWNERS ASSOCIATION, INC, a Texas Non-Profit Corporation, of behalf of such corporation.



After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074

Monique Garza
Notary Public in and for State of Texas

FILED and RECORDED

Instrument Number: 2025004902

Filing and Recording Date: 02/03/2025 03:42:47 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-lissete