

**Denton County
Juli Luke
County Clerk**

Instrument Number: 207981

ERecordings-RP

MISCELLANEOUS

Recorded On: November 12, 2021 02:34 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 207981
Receipt Number: 20211112000380
Recorded Date/Time: November 12, 2021 02:34 PM
User: Terri B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
RIVERSIDE POINT TOWNHOME OWNER'S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 12, 2021 by Riverside Point Townhome Owner's Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, 2M Riverwalk, LLC, a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Riverside Point Townhome Owner's Association, Inc., dated April 27, 2016 (the "Declaration") recorded as Document Number 2016-47515 in the Official Public Records of Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Riverside Point Townhome Owner's Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded in Document Number 2016-47515, Real Property Records in Denton County, Texas.

Exhibit A

[Recording Data for the Subdivision]

**Plats of Riverside Point Townhome Owner's Association, Inc. recorded in the Map or Plat Records of
Denton County**

- **Riverside Point Townhome Owner's Association
Filed in Denton County, Texas
Document No. 2015-284**
- **Riverside Point Townhome Owner's Association – Amended Plat
Filed in Denton County, Texas
Document No. 2018-356**

The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Riverside Point Townhome Owner's Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.riversidepoint.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Riverside Point Townhome Owner's Association, Inc.
a Texas non-profit corporation.

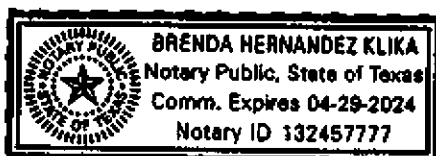
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 11th day of November, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Riverside Point Townhome Owner's Association, Inc. a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Riverside Point Townhome Owner's Association, Inc. recorded with Denton County

- a. Declaration recorded under Document No. 2016-47515, Official Public Records of Denton County, Texas.
- b. Partial Assignment of Declarant Rights recorded under Document No. 2017-109117, Official Public Records of Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Reserve Fund Contribution.....\$300.00