

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
RIVER BLUFF RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR RIVER BLUFF RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED UNDER DOCUMENT NOS. 2024019152 AND 2024056435 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS COUNTY, TEXAS

The undersigned, being an officer River Bluff Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: River Bluff.
2. The name of the association: River Bluff Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Williamson County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for River Bluff, recorded as Document No. 2023050304, in the Official Public Records of Williamson County, Texas as may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any supplements or amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: River Bluff Residential Community, Inc., c/o Colby Property Management, 205 Paloma Dr., Temple, TX 76502.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Colby Property Management
Attn: Brooke Wesby
Mailing Address: 205 Paloma Dr.
Temple, TX 76502
Telephone Number: 512-826-0500
Email Address: brooke@colbyhoa.com

7. Website to access the Association's dedicatory instruments: www.cpm-hoas.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 - \$250.00

Transfer Fee - \$195.00

Resale Certificate Fee - \$285.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Williamson County, Texas.

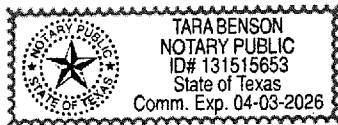
RIVER BLUFF RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation


By: 
Printed Name: COREY KRILL
Title: PRESIDENT, HOA

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 12 day of May, 2025, by Corey Krill, the PRESIDENT HOA River Bluff Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for River Bluff, recorded as Document No. 2023050304, Official Public Records of Williamson County, Texas.
2. River Bluff Community Manual, recorded as Document No. 2024019114, Official Public Records of Williamson County, Texas.
3. Adoption of Working Capital Assessment for River Bluff, recorded as Document No. 2024019048, Official Public Records of Williamson County, Texas.
4. Notice of Designation of Common Area [Retaining Walls], recorded as Document No. 2024038048, Official Public Records of Williamson County, Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025037224

Pages: 5 Fee: \$37.00

05/15/2025 12:00 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas