

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE RIVER OAKS CONDOMINIUM OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the _Vice-President / Secretary_ of The River Oaks Condominium Owners Association, a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is The River Oaks Condominiums.
2. Name of Association: The name of the Association is The River Oaks Condominium Owners Association.
3. Location of Condominium: The location of the condominium is 3433 Westheimer Road, Houston, Harris County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of The River Oaks Condominiums.
 - (2) First Amendment to Declaration of The River Oaks Condominiums.
 - (3) Second Amendment to Declaration of The River Oaks Condominiums.
 - (4) Third Amendment to Declaration of The River Oaks Condominiums.
 - b. Recording Information:
 - (1) Film Code No. 215228, *et seq.* in the Condominium Records of Harris County, Texas.
 - (2) Film Code No. 215714, *et seq.* in the Condominium Records of Harris County, Texas.
 - (3) Film Code No. 216671, *et seq.* in the Condominium Records of Harris County, Texas.
 - (4) Film Code No. 220496, *et seq.* in the Condominium Records of Harris County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The River Oaks Condominium Owners Association c/o FirstService Residential, 14951 N. Dallas Parkway, 6th Floor, Dallas, Texas 75254.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Tom Romans c/o FirstService Residential. Address: 3433 Westheimer Road, Houston, Texas 77027. Phone No.: 713.622.3500. Email Address: tom.romans@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://riveroakscondominium.connectresident.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

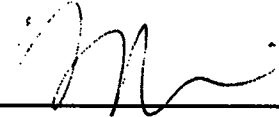
| Description | Fee |
|---|---|
| Resale Disclosure Package (Resale Certificate, COI, Annual Budget, Financials, Governing Documents) | 6-10 Days (standard) \$375.00 3-5 Days (rush) \$450.00 1-2 Days (rush) \$500.00 |
| Refinance Certificate (COI and Annual Budget) | 6-10 Days (standard) \$150.00 3-5 Days (rush) \$225.00 1-2 Days (rush) \$275.00 |
| Transfer Fee | \$ 340.00 |

9. Other Information the Association Considers Important: N/A

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 11th day of March, 2025.

**THE RIVER OAKS CONDOMINIUM
OWNERS ASSOCIATION**

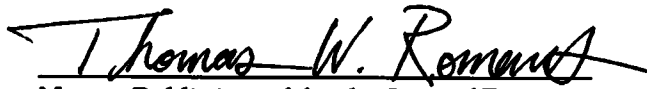
By: 

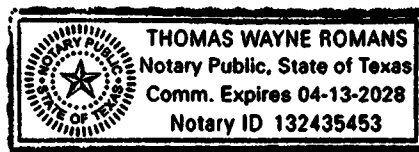
Printed: Bill Parish

Its: Vice-President / Secretary

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 11th day of March, 2025 personally appeared Bill Parish, Vice President / Secretary of The River Oaks Condominium Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



RP-2025-88452
Pages 4
03/12/2025 10:04 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

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