

Management Certificate*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS §
 §
 COUNTY OF WALLER §

I, Kelly Baudat, am the President of Riverwood Property Owner's Association, the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Riverwood
 Name of Association: Riverwood Property Owner's Association
 Website of Association: http://www.rpoahempstead.org

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Restrictions, Conditions, and Covenants	91131	07/19/76
Amendment to Restrictions	93686	01/31/77
Amended Restrictions to Riverwood	100216	04/18/78
Restrictions to Riverwood II Addition	104783	12/16/78
Articles of Incorporation	998024	06/17/88
Formation of Petition Committee	603533	05/12/06
Bylaws	2410595	08/27/24

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Riverwood Property Owner's Association
 c/o LaRae Nelson
 94 Pin Oak Ln.
 Hempstead, TX 77445

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

LaRae Nelson
 94 Pin Oak Ln.
 Hempstead, TX 77445
 rpoahempstead@yahoo.com
 (713) 444-1391

Legal Counsel for the Association is as follows:

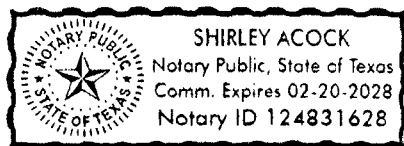
LAMBRIGHT ★ McKEE
 940 Corbindale Rd.
 Houston, Texas 77024
 Telephone (713) 840-1515
 Facsimile (713) 840-1521

Date: 8/14/24

By: [Signature]
 Kelly Baudat, President

STATE OF TEXAS §
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This instrument was acknowledged before me on the 14th day of August, 2024, by Kelly Baudat, President, on behalf of the Association.



[Signature]
 Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
 TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Resale Certificate	\$75.00
Transfer fee	\$60.00

FILED AND RECORDED

Instrument Number: 2410613

Filing and Recording Date: 08/28/2024 10:01:09 AM Pages: 3 Recording Fee: \$19.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller 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.

CSC, Deputy

Returned To:
LAMBRIGHT AND ASSOCIATES
2603 AUGUSTA SUITE 1100
HOUSTON, TX 77057