

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
AFFIRMATION AND RATIFICATION OF CORPORATE ACTS**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS River Plantation Community Improvement Association (hereinafter the "Association") is a Texas nonprofit corporation and the governing entity for the real property in Montgomery County, Texas, described and detailed on the Property Owners Association Management Certificate recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2026007993, and as described and detailed on EXHIBIT "A" attached hereto, along with any other real property brought under the Association's jurisdiction (hereinafter the "Subdivision"); and,

WHEREAS Plantation Village Association, a Texas nonprofit corporation, merged into the Association pursuant to the Certificate of Merger filed with the Secretary of State of Texas on September 7, 2018, being effective that same date, such Certificate of Merger having Document No. 835781400001; and,

WHEREAS Article I, Section 1.01(j) of the Plan of Merger of Plantation Village Association with and into River Plantation Community Improvement Association, recorded as EXHIBIT "A" to the Certificate of Merger, provides that Members of the Surviving Corporation (such Members including Members of Plantation Village Association) are bound by all the resolution of the Board of Directors of the Association; and,

WHEREAS such resolutions include any and all acts of the Association; and,

WHEREAS in the interest of completeness and to ensure the application of the acts of the Association to the previously-existing Plantation Village Association, the Association wishes to ratify all acts of the Association occurring prior to the filing of the Certificate of Merger and affirm such acts apply to the real property now under the Association's jurisdiction and previously under the jurisdiction of Plantation Village Association;

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and as evidenced by the certification attached hereto, the Association hereby resolves as follows:

- (1) All acts of the Association, whether occurring prior to or subsequent to the filing of the Certificate of Merger, apply to, govern, and are imposed on the real property previously under the jurisdiction of Plantation Village Association, such real property being River Plantation, Plantation Village, recorded in the Real Property Records of Montgomery

County, Texas, under Book 8, Page 0043 (replatted at Book A, Page 0002 and Book A, Page 012B).

IT IS SO RESOLVED.

CERTIFICATION

"I, the undersigned, being a Director of River Plantation Community Improvement Association, hereby certify that the foregoing was adopted by at least a majority of River Plantation Community Improvement Association's board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

By: J. Goodman, Director.

Print name: Jamie Goodman

Date: 3-9-26

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 10th day of March, 2026.

[Signature]
Notary Public, State of Texas

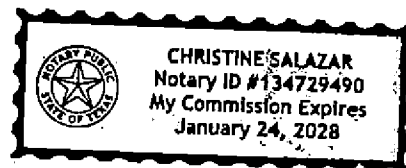


EXHIBIT "A"

The Subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:

- (a) River Plantation, Section 1, under Book 6, Page 0029 (replatted Book 6, Page 0051);
- (b) River Plantation, Section 2, under Book 7, Page 0409;
- (c) River Plantation, Section 3, under Book 7, Page 0435;
- (d) River Plantation, Section 4, under Book 8, Page 0023;
- (e) River Plantation, Section 4-A, under Book A, Page 0057 (replatted Book A, Page 0088);
- (f) River Plantation, Section 5, under Book A, Page 001B (replatted at Book A, Page 025B);
- (g) River Plantation, Section 7, under Book A, Page 0007;
- (h) River Plantation, Section 8, under Book A, Page 0019;
- (i) River Plantation, Section 9, under Book A, Page 087B;
- (j) River Plantation, Section 10, under Book A, Page 0026;
- (k) River Plantation, Section 11, under Book Z, Page 0130;
- (l) River Plantation, Fairway Estates, under Book H, Page 018B;
- (m) River Plantation, Fairway Village, under Book A, Page 0106 (replatted Book A, Page 0123);
- (n) River Plantation, Plantation Village, under Book 8, Page 0043 (replatted at Book A, Page 0002 and Book A, Page 012B).

E-FILED FOR RECORD

03/13/2026 09:18AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/13/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas