

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is River Plantation;
- (2) the name of the Association is River Plantation Community Improvement Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Montgomery County, Texas, along with any amendments, supplements, and replats, as follows:
 - (a) River Plantation, Section 1, under Volume 6, Page 29, and Volume 6, Page 51;
 - (b) River Plantation, Section 2, under Volume 7, Page 409;
 - (c) River Plantation, Section 3, under Volume 7, Page 435;
 - (d) River Plantation, Section 4, under Volume 8, Page 23;
 - (e) River Plantation, Section 4-A, under Volume 10, Page 12, and Volume 10, Page 71;
 - (f) River Plantation, Section 5, under Volume 8, Page 41, and Volume 9, Page 2, and Volume 9, Page 50;
 - (g) River Plantation, Section 7, under Volume 9, Page 14;
 - (h) River Plantation, Section 8, under Volume 9, Page 38;
 - (i) River Plantation, Section 9, under Volume 10, Page 70;
 - (j) River Plantation, Section 10, under Volume 9, Page 56;
 - (k) River Plantation, Section 11, under Cabinet Z, Page 130;

(l) Fairway Estates, under Cabinet H, Sheet 18B;

(m) River Plantation, Fairway Estates, under Volume H, Page 18B-19A;

(4) the Declarations are recorded in the Real Property Records of Montgomery County, Texas as follows:

(a) Restrictions, River Plantation, Section 1, under Clerk's File No. 170270;

(b) Supplemental Restrictions, under Clerk's File No. 170433;

(c) Restrictions, River Plantation, Section 2, under Clerk's File No. 203928;

(d) Amendment to Restrictions for River Plantation, Section Two, under Clerk's File No. 2011077200;

(e) Restrictions, River Plantation, Section 3, under Clerk's File No. 209324;

(f) Restrictions, River Plantation, Section 4, under Clerk's File No. 218264;

(g) Amendment to Restrictions for River Plantation, Section Four, under Clerk's File No. 219201;

(h) Restrictions, River Plantation, Section 4-A, under Clerk's File No. 287207;

(i) Restrictions, River Plantation, Section 5, under Clerk's File No. 234290;

(j) Restrictions, River Plantation, Section 7, under Clerk's File No. 238217;

(k) Restrictions, River Plantation, Section 8, under Clerk's File No. 253415;

(l) Restrictions, River Plantation, Section 9, under Clerk's File No. 310275;

(m) Amendment to Restrictions for River Plantation, Section Nine, under Clerk's File No. 7521043;

(n) Restrictions, River Plantation, Section 10, under Clerk's File No. 263466;

(o) Restrictions, River Plantation, Fairway Estates, under Clerk's File No. 9847629;

(p) Declaration of Restrictions, under Clerk's File No. 8655111;

(q) Assignment of Architectural Rights Regarding Fairway Estates, under Clerk's File No. 2012-079458;

(5) the name and mailing address of the Association is River Plantation Community Improvement Association, Inc., c/o Graham Management, 2825 Wilcrest Drive, Ste. 600, Houston, Texas 77042.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Graham Management, 2825 Wilcrest Drive, Ste. 600, Houston, Texas 77042;

(b) (713)-334-8000;

(c) graham@grahammanagementhouston.com

(7) The website address of the Association is: www.grahammanagementhouston.com:

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update: \$75.00;

(c) Refinance Fee: \$325.00;

(d) Transfer Fee: \$350.00;

(e) RUSH FEE: \$150.00;

(f) Payoff Request Fee; \$175.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

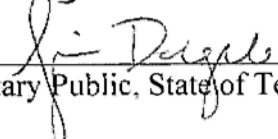
SIGNED THIS 31st DAY OF July, 2023.

By: Eileen Kennedy, Eileen Kennedy, Community Manager
on behalf of Graham Management,
Managing Agent for River Plantation Community Improvement Association, Inc.

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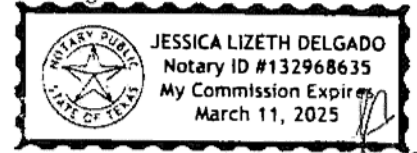
BEFORE ME, the undersigned authority, on this day personally appeared Jessica Delgado of Graham Management, Managing Agent for River Plantation Community Improvement Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 31st day of July, 2023.



Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



JL
7-31-23

E-FILED FOR RECORD

07/31/2023 04:06PM



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.

07/31/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas