



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

RIVERPARK ON THE BRAZOS PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Riverpark on the Brazos Property Owners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Riverpark on the Brazos are as follows:

Subdivision Name
Enclave at Riverpark, Section 1
Enclave at Riverpark, Section 2
Riverpark Section 1
Riverpark Section 2
Riverpark Section 3
Riverpark Section 4
Riverpark Section 5
Riverpark Section 6
Riverpark Section 7
Riverpark Section 8
Riverpark Section 9
Riverpark Section 10
Riverpark Section 11
Riverpark Section 12
Riverpark Section 13

2. Name of the association.

Riverpark on the Brazos Property Owners Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Fort Bend County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Enclave at Riverpark, Section One	10/03/2013	20130247
Enclave at Riverpark, Sec. 2	09/29/2014	20140222

Riverpark Section 1 "Deer Chase Court" is the marketing name	08/26/1997	117631
Riverpark Section 2 "Creekwood Court" is the marketing name	07/06/1999	1176702
Riverpark Section 3 "Waterview Village" is the marketing name	04/28/1999	1176498
Riverpark Section 4 "Briar Bend" is the marketing name	06/30/1998	1176530
Riverpark Section 5 "Magnolia Bend" is the marketing name	12/29/1998	1176628
Riverpark Section 6 "Magnolia Bend" is the marketing name	12/29/1998	1176629
Riverpark Section 7 "Wimberly Chase" is the marketing name	03/10/1999	1176648
Riverpark Section 8 "East Meadow" is the marketing name	07/06/1999	1176704
Riverpark Section 9 "Wimberly Chase" is the marketing name	05/20/2000	1176864
Riverpark Section 10 no marketing name given	07/02/2002	20010317
Riverpark Section 11 "Wimberly Chase" is the marketing name	10/24/2000	1176977
Riverpark Section 12 "Willow Trace" is the marketing name	10/02/2001	20010151
Riverpark Section 13 "Deer Chase Ridge" is the marketing name	10/23/2001	20010165

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Fort Bend County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions for Riverpark (Residential Properties)	04/20/1998	9828170
Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark Section 4	07/28/1999	1999064637
Supplemental Declaration of Covenants, Conditions, and Restrictions for Riverpark Sections 5, 6, and 7	03/16/1999	1999020976
Supplemental Declaration of Covenants, Conditions, and Restrictions for Riverpark Sections 8	07/28/1999	1999064636
Supplemental Declaration of Covenants, Conditions, and Restrictions for Riverpark Sections 9	06/22/2000	2000051049
Supplemental Declaration of Covenants, Conditions, and Restrictions for Riverpark Sections 10	08/16/2002	2002088604
Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark Section 11	03/05/2001	2001017782
Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark Section 12	03/19/2002	2002027680
Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark Section 13	03/19/2002	2002027681
Supplemental Declaration of covenants, Conditions and Restrictions for Enclave at Riverpark, Section 1	02/04/2014	2014010507
Supplemental Declaration of Covenants, Conditions and Restrictions for Enclave at Riverpark, Section 2	12/19/2014	2014137924

5. Name and mailing address for the association.

Riverpark on the Brazos Property Owners Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

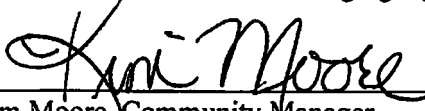
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of December, 2023.

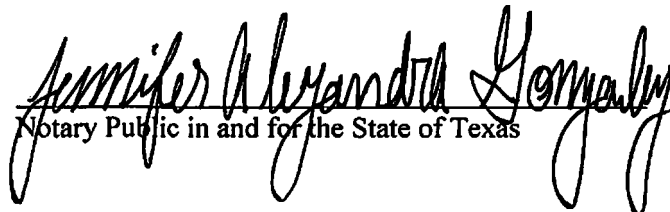
Riverpark on the Brazos Property Owners Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



Kim Moore, Community Manager

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 20 day of December, 2023 personally appeared Kim Moore, Community Manager for C.I.A. Services, Inc., Managing Agent for Riverpark on the Brazos Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

