

MANAGEMENT CERTIFICATE OF  
RIVER BEND VILLAS CONDOMINIUM

Pursuant to Texas Property Code §82.116, RIVER BEND VILLAS CONDOMINIUM hereby files this Management Certificate, and would show in accordance therewith:

1. The name of the Condominium is RIVER BEND VILLAS CONDOMINIUM.
2. The name of the Association is RIVER BEND VILLAS CONDOMINIUM ASSOCIATION
3. The location of the Condominium is 3100 to 3149 Camellia Dr. and 3201 to 3210 Camellia Ct. and 3405 to 3417 Holly Bend Dr. and 3200 to 3323 Rosemead Dr. and 3221 to 3240 Rosehaven Dr., Fort Worth, Texas 76116
4. The Recording Data for the Declaration is filed for record as the Declaration Creating and Establishing a Condominium Regime under the Texas Uniform Condominium Act for RIVER BEND VILLAS CONDOMINIUM recorded, and amended, as Instruments Nos. D197159312, D197159312, D198033909, D198075351, D198118866, D198201994, D198220668 in the Official Records of Tarrant County, Texas
5. The name and mailing address of the Association:  
RIVER BEND VILLAS Condominium  
Association C/o Castle-Construction, LLC  
PO Box 16308  
Fort Worth, Texas 76162  
(817)905-9061  
Email anthonycastillo654@gmail.com
6. The name and mailing address of the person or entity managing the Association, or the Association's designated representative:

Castle-Construction, LLC  
PO Box 16308  
Fort Worth, Texas 76162  
(817)905-9061  
Email  
anthonycastillo654@gmail.com



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Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: ANTHONY CASTILLO

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

7. Website Address of the Association: [www.riverbendvillascoa.com](http://www.riverbendvillascoa.com)
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer:

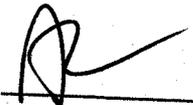
Description	Fee
Resale Certificate	
Transfer Fee	\$375.00
Update Fee	\$100.00
Refinance Fee	\$50.00
	\$100.00

9. Other Information the Association considers appropriate:

Prospective purchasers are advised to independently examine the Declaration, By-Laws, Amendments thereto and all other governing documents of the Association, as well as obtaining an official Resale Certificate and inspecting the premises prior to purchase.

SIGNED this 16<sup>th</sup> day of February, 2026

**RIVER BEND VILLAS CONDOMINIUM ASSOCIATION**

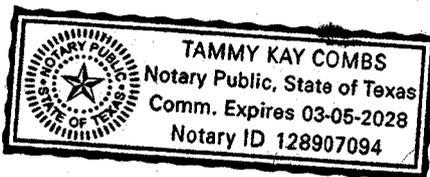
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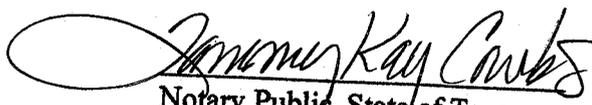
Anthony Castillo Authorized Representative

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by Anthony Castillo the duly authorized agent for the foregoing Association on the 16<sup>th</sup> day of February, 2026.



  
Notary Public, State of Texas