

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## **MANAGEMENT CERTIFICATE OF** **RIVER BEND VILLAS CONDOMINIUMS**

Pursuant to Texas Property Code §82.116, River Bend Villas CONDOMINIUMS hereby files this Management Certificate, and would show in accordance therewith:

1. The name of the Condominium is RIVER BEND VILLAS CONDOMINIUMS.
2. The name of the Association is RIVER BEND VILLAS CONDOMINIUM ASSOCIATION.
3. The location of the Condominium is 3200 to 3320 Rosemeade Dr. and 3101 to 3210 Camellia Rose Ct, 3100 - 3149 Camellia Rose Dr, 3221 - 3223 Rosehaven Dr. and 3405-3417 Holly Bend 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. D205127946, D206017728, D207074104, D207391911, D210084673, D223104371, in the Official Records of Tarrant County, Texas

5. The name and mailing address of the Association:

River Bend Villas Condominium Association  
CG3 Property Services, LLC  
PO Box 3159  
Burleson, Texas 76097  
(817) 201-5138  
Email: tammycombs03@gmail.com

6. The name and mailing address of the person or entity managing the Association, or the Association's designated representative:

CG3 Property Services, LLC  
PO Box 3159  
Burleson, Texas 76028  
(817) 201-5138  
Email: tammycombs03@gmail.com

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	\$250.00
Transfer Fee	\$75.00
Update Fee	\$50.00
Refinance Fee	\$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 obtaining an official Resale Certificate and inspecting the premises prior to purchase.

SIGNED this 25<sup>th</sup> day of AUGUST, 2023.

**River Bend Villas Condominium**


By: 

Tammy Combs, Authorized Representative

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by TAMMY COMBS, the duly authorized agent for the foregoing Association on the 25<sup>TH</sup> day of AUGUST, 2023.

  
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Notary Public, State of Texas

AFTER FILING RETURN TO:  
River Bend Villas Condominium  
c/o Richard Combs  
PO Box 3159  
Burleson, Texas 76097

