

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is **SPRING VALLEY POINT**.
2. The name of the association is **SPRING VALLEY POINT COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation.

3. The recording data for the subdivision is:

SPRING VALLEY POINT, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2021-427123, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 695964, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Spring Valley Point as filed of record under Clerk's File No. RP-2019-50676, Official Public Records of Real Property of Harris County, Texas.

First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Spring Valley Point as filed of record under Clerk's File No. RP-2023-137742, Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are:

Spring Valley Point Community Association, Inc.  
c/o King Property Management  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024

6. The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative are:

Spring Valley Point Community Association, Inc.  
c/o King Property Management  
Attn: Mr. Eddie Parise  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024

Main Line: (713) 956-1995  
Email: kpm@kpmtx.com

7. The current versions of the association's dedicatory instruments which relate to the association or subdivision, and which are filed of record are available to members at the following website address of the association's Internet website: <http://www.kpmtx.com>.

8. The amounts and descriptions of the fees charged by the association relating to a property transfer in the subdivision are as follows:

a.	Resale Certificate:	\$ 275.00
b.	Resale Certificate Update:	\$ 75.00
c.	Transfer Fee:	\$ 200.00
d.	Capitalization Fee: **	\$1,000.00

\*\*NOTE: The Capitalization Fee is a one-time assessment which is due and payable to the Association at the time of closing as to each sale of a Lot (except as otherwise provided in the Declaration). The fee is equal to the greater of \$1,000.00 or one-half of the amount of the regular annual assessment at the time of closing, rounded up to the next whole dollar. See Declaration, §5.06.

9. This management certificate is prepared and filed solely for the purpose of providing contact and other general information as to the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
10. This management certificate supersedes and replaces all previous management certificates and amended management certificate, if any, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas. In accordance with applicable law this certificate will also be electronically filed with the Texas Real Estate Commission.

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

RIVERWAY BUILDERS, LLC.,  
a Texas limited liability company  
"Declarant"

By: RPDC, Inc.,  
a Texas corporation  
Its Manager

By:   
John D. Santasiero, President

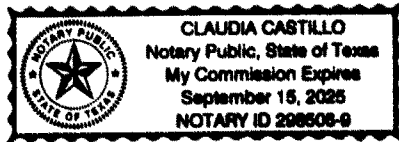
[Acknowledgment Follows]

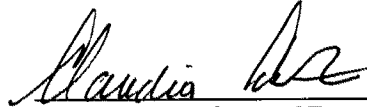
**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 25<sup>th</sup> day of April, 2023, by John D. Santasiero, as President of RPDC, INC., a Texas corporation, on behalf of the corporation acting as the Manager of RIVERWAY BUILDERS, LLC., a Texas limited liability company, on behalf of the company.

[SEAL]



  
Notary Public, State of Texas  
Print Name: Claudia Castillo  
My Commission Expires: 09/15/2025

PLEASE FILE AND RETURN TO:

Mr. Lou W. Burton  
WILSON, CRIBBS & GOREN, P.C.  
2500 Fannin Street  
Houston, Texas 77002

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RP-2023-152554  
# Pages 4  
04/28/2023 11:27 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2023-152554