

**MANAGEMENT CERTIFICATE FOR
FAIRWAYS AT RIVER CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF COMAL

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Fairways at River Crossing Condominiums Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Condominium:** Fairways at River Crossing Condominiums (*Carriage Houses at River Crossing Condominiums before November 2012*)
- 2) **Name of the Association:** Fairways at River Crossing Condominiums Homeowners' Association, Inc. (*Carriage Crossing Condominiums Homeowners' Association, Inc. before November 2012*)
- 3) **Recording Data for the Subdivision Development:** See Exhibit "A"
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Fairways at River Crossing
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.fairwaysatrivercrossing.com

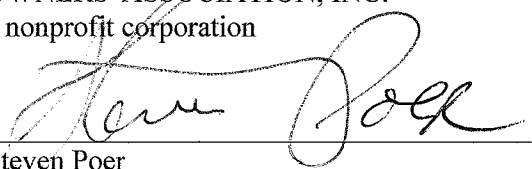
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
admin@pmibluebonnetrealty.com

- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the Condo Association and to contact its governing Board or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a condominium in the Association.
- 8) **Fee(s) related to Property Transfer:**
 - Management Transfer Fee - \$275.00

This Management Certificate is effective as of the 1st day of October 2024.

FAIRWAYS AT RIVER CROSSING CONDOMINIUMS
HOMEOWNERS' ASSOCIATION, INC.
A Texas nonprofit corporation

By: 
Name: Steven Poer
Title: Community Manager and Agent for POA

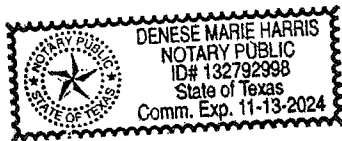
THE STATE OF TEXAS

COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Fairways at River Crossing Condominiums Home Owners' Association, Inc. on this the 1st day of October 2024, to certify which witness my hand and seal of office.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

COMAL INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 200806031052	08/12/2008	Declaration of Covenants, Conditions and Restrictions for Carriage Houses at River Crossing Condominiums
Document No. 200906037247	10/20/2009	Amended and Restated Declaration of Covenants, Conditions and Restrictions for Carriage Houses at River Crossing Condominiums
Document No. 201206041677	11/27/2012	Second Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Carriage Houses at River Crossing Condominiums (to be hereafter known as Fairways at River Crossing Condominiums); Bylaws; Current Rules and Regulations of Fairways at River Crossing Condominiums
Document No. 201706006661	02/16/2017	New/Major Construction Rules and Regulations
Document No. 201706052532	12/05/2017	First Amendment to Amended and Restated Rules and Regulations of Fairways at River Crossing Condominiums
Document No. 201706052533	12/05/2017	First Amendment to the Bylaws of Fairways at River Crossing Condominiums Homeowners Association
Document No. 202406029258	09/26/2024	Second Amendment to the Bylaws of Fairways at River Crossing Condominiums Homeowners Association
Document No. 202406029260	09/26/2024	Amendment and Restated Rules and Regulations of the Fairways at River Crossing Condominiums Home Owners Association

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/01/2024 10:41:47 AM
MARY 3 Pages(s)
202406029812**



Bobbie Koepp