

RIVERSET RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DALLAS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Riverset Residential Association, Inc., certifies as to the following:

1. The name of the subdivision is:

RIVERSET

2. The name of the association is:

RIVERSET RESIDENTIAL ASSOCIATION, INC.

3. The recording data for the subdivision is:

Plat Phase 1	Doc. No. 20190225862
Plat Phase 2	Doc. No. 202200037519
Plat Phase 3	Doc. No. 202400137871

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions, and Restrictions	Doc. No. 201900239884
Community Manual	Doc. No. 201900245233
Certificate of Formation	
Bylaws	
Planned Development District Ordinance No. 6815 and Pattern Book	
Records Inspection, Copying and Retention Policy	
Rules and Regulations	
Fine and Enforcement Policy	
Assessment Collection Policy	
Statutory Notice of Posting and Recordation of Association Governance Documents	
Email Registration Policy	
Generator Policy	
Collection Policy	Doc. No. 202000099753
Amenity Center Use Policy	Doc. No. 202400034024

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

First Amendment to the Declaration of Covenants, Conditions, and Restrictions	Doc. No. 202100263502
First Supplement to the Declaration of Covenants, Conditions, and Restrictions	Doc. No. 202200056614
Second Amendment to the Declaration of Covenants,	

Conditions, and Restrictions	Doc. No. 202200306658
Third Amendment to the Declaration of Covenants, Conditions, and Restrictions	Doc. No. 202300111396
Amended Fine and Enforcement Policy	Doc. No. 202300147853
Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Riverset (Phase 3)	Doc. No. 202400150055
Amended Amenity Center Use Policy	Doc. No. 202400040717

6. The mailing address for the association is as follows:

RIVERSSET RESIDENTIAL ASSOCIATION, INC.
c/o Elevate Community Management LLC
4925 Davis Blvd., Suite 125
North Richland Hills, Tx. 76180

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

Elevate Community Management LLC
4925 Davis Blvd., Suite 125
North Richland Hills, Tx. 76180
Phone (817) 945-9190
Email info@elevatecmtn.com

8. The website address on which the association's dedicatory instruments are available:

<https://home.elevatecmtn.com/>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Package	\$300.00
Refinance & Estoppel/ Statement of Account	\$35.00
Transfer Fee	\$225.00
Optional Covenant Compliance Fee	\$125.00
Working Capital Fee:	\$1,500.00

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificate(s), including the Management Certificate(s) filed at Document Number(s) 201900251332; 202200269307; 202200316225; 202300134759; 202300155592; 202400035077, 202500056405 in the official public records for Dallas County, Texas.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of April 1st, 2025.

Elevate Community Management LLC as
managing agent for the Association

By (signature):

Kimberly D. Musser

Name (printed):

Kim Musser

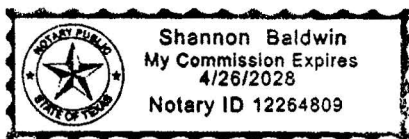
Title:

CEO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 1st day of April, 2025, by Kim Musser (name), the CEO (title) authorized agent for Elevate Community Management LLC.



S. Baldwin

Notary Public – The State of Texas

After Recording, Please Return To:
RIVERSET RESIDENTIAL ASSOCIATION, INC.
c/o Elevate Community Management LLC
4364 Western Center Blvd. PMB 2310
Fort Worth, TX 76137-2043

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500065536

eRecording - Real Property

Recorded On: April 02, 2025 09:38 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 202500065536
Receipt Number: 20250401000414
Recorded Date/Time: April 02, 2025 09:38 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX