

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
RIVERSIDE ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Riverside Estates Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR RIVERSIDE ESTATES RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2025-215130, OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

1. The name of the subdivision: Riverside Estates.
2. The name of the Association: Riverside Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Chambers County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Riverside Estates, recorded in Document No. 2025-215100, Official Public Records of Chambers County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Riverside Estates Residential Community, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Riverside Estates Residential Community, Inc. c/o Goodwin & Company
Mailing Address:	28420 Hardy Toll Road, Suite 210 Spring, Texas 77373
Attn:	Kristen Craig
Telephone Number:	855-289-6007
Email Address:	info@goodwintx.com

7. Website to access the Association's dedicatory instruments:
<https://goodwin-co.com>

8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Reserve Fund Contribution - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$340.00


Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

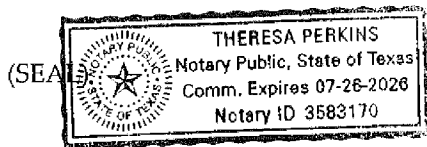
This Certificate is effective as of the 8th day of September, 2025.

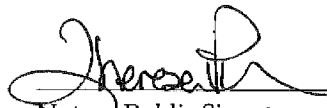
RIVERSIDE ESTATES RESIDENTIAL COMMUNITY,
INC.,
a Texas nonprofit corporation

By: 
Printed Name: Austin Dorow
Title: President

STATE OF TEXAS §
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 8th day of September, 2025 by Austin Dorow, President of RIVERSIDE ESTATES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Riverside Estates, recorded in Document No. 2025-215100, Official Public Records of Chambers County, Texas, as the same may be amended from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Riverside Estates, recorded in Document No. 2025-217723, Official Public Records of Chambers County, Texas
2. Riverside Estates Community Manual, recorded in Document No. 2025-215118, Official Public Records of Chambers County, Texas, as same may be amended and supplemented from time to time.
3. Riverside Estates Adoption of Working Capital Assessment, recorded in Document No. 2025-215116, Official Public Records of Chambers County, Texas.
4. Riverside Estates Adoption of Reserve Fund Contribution, recorded in Document No. 2025-215117, Official Public Records of Chambers County, Texas.

ATTACHMENT 1

RIVERSIDE ESTATES RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

FILED FOR RECORD IN:
Chambers
On: 09/17/2025 10:59 AM
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By: KS
Heather H. Hawthorne

