

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2023-00003568

As

Recorded On: 03/15/2023 01:14 PM **Recordings - Land**

Parties: HOMEOWNERS ASSOCIATION FOR RIVER OAKS AT SAWMILL ROAD

To: PUBLIC THE

Number of Pages: 5 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 38.00

File Information:

Document Number: 2023-00003568

Receipt Number: 2023-04376

Recorded Date/Time: 03/15/2023 01:14 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21

AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
HOMEOWNERS ASSOCIATION FOR RIVER OAKS AT SAWMILL ROAD**

The undersigned, being an officer of Homeowners Association for River Oaks at Sawmill Road, a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: River Oaks at Sawmill Road.
2. The name of the Association: Homeowners Association for River Oaks at Sawmill Road, a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Henderson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for River Oaks at Sawmill Road, recorded under Document No. 2023-00003552 in the Official Public Records of Henderson 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: Homeowners Association for River Oaks at Sawmill Road, c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Homeowners Association for River Oaks at Sawmill Road c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	managementcertificate@nmitx.com
7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.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 - \$350.00

Transfer Fee - \$250.00

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 March, 2023.

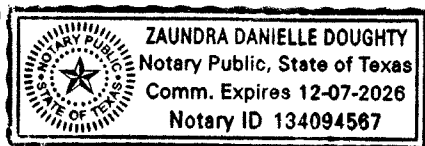
**HOMEOWNERS ASSOCIATION FOR RIVER OAKS
AT SAWMILL ROAD,
a Texas nonprofit corporation**

By: [Signature]
Printed Name: R. Crawford
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF McLennan §

This instrument was acknowledged before me on the 8 day of MARCH, 2023, by R. CRAWFORD, the MANAGER of HOMEOWNERS ASSOCIATION FOR RIVER OAKS AT SAWMILL ROAD, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for River Oaks at Sawmill Road, recorded under Document No. 2023-00003552 in the Official Public Records of Henderson County, Texas, as the same may be amended from time to time.
2. River Oaks at Sawmill Road Community Manual, recorded under Document No. 2023-00003563 in the Official Public Records of Henderson County, Texas, as the same may be amended and supplemented from time to time.
3. River Oaks at Sawmill Road Adoption of Working Capital Assessment, recorded under Document No. 2023-00003564 in the Official Public Records of Henderson County, Texas.