



TREC # 183689

**PARKSIDE ON THE RIVER MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE**

The undersigned, being an officer of Parkside on the River Master Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- The name of the subdivision: Parkside on the River.
- The name of the Association: Parkside on the River Master Community, Inc., a Texas nonprofit corporation.
- The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Parkside on the River Master Covenant, recorded as Doc. No. 2020130580, Official Public Records of Williamson County, Texas.
- The recording data for the Declaration with any amendments and/or supplements to the Covenant: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
- The name and mailing address of the Association: Parkside on the River Master Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.
- The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	KiTH Management Services
Attn:	Denise Gehrmann-Jimenez
Mailing Address:	PO Box 700443, San Antonio, TX 78270
Telephone Number:	210-585-2386
Email Address:	info@kithmanagement.com

- Website to access the Association's dedicatory instruments: www.parksideontheriverhoa.com
- Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00
Transfer Fee - \$175.00
Resale Certificate Fee - \$265.00

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

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT "A"
PARKSIDE ON THE RIVER MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE

PARKSIDE ON THE RIVER MASTER COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Denise G. Jimenez
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 19 day of March 2024 by Denise Gehrmann-Jimenez, Authorized Agent of Parkside on the River Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Kith Management Services
PO Box 700443
San Antonio, TX 78270

All prior recorded Management Certificates are superseded by this recorded Management Certificate. Before purchasing, prospective buyers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate from the Managing Agent.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION. NO PERSON SHOULD RELY SOLELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO PROPERTY IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

EXHIBIT "A"
PARKSIDE ON THE RIVER MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Parkside on the River Master Covenant [Residential], recorded as Document No. 2020130580, Official Public Records of Williamson County, Texas.
2. Parkside on the River Development Area Declaration [Residential], recorded as Document No. 2020130827, Official Public Records of Williamson County, Texas.
3. Parkside on the River Design Guidelines [Residential], recorded as Document No. 2020130828, Official Public Records of Williamson County, Texas.
4. Parkside on the River Community Enhancement Covenant [Residential], recorded as Document No. 2020130829, Official Public Records of Williamson County, Texas.
5. Parkside on the River Notice of Applicability [Residential] [Phase 1A], recorded as Document No. 2021093778, Official Public Records of Williamson County, Texas.
6. Parkside on the River Community Manual recorded as Document No. 2021127494, Official Public Records of Williamson County, Texas.
7. Parkside on the River Adoption of Working Capital Assessment recorded as Document No. 2021127495, Official Public Records of Williamson County, Texas.
8. Parkside on the River Notice of Applicability [Residential] [Phase 2, Section 1], recorded as Document No. 2021156201, Official Public Records of Williamson County, Texas.
9. Parkside on the River -First Supplement to Community Manual, recorded as Document No. 2022030891, Official Public Records of Williamson County, Texas.
10. Parkside on the River -Notice of Applicability [Residential] [Phase 2, Section 2], recorded as Document No. 2022032158, Official Public Records of Williamson County, Texas.
11. Parkside on the River -Notice of Applicability [Residential] [Phase 3, Section 2], recorded as Document No. 2022105450, Official Public Records of Williamson County, Texas.
12. Parkside on the River -Notice of Applicability [Residential] [Phase 3, Sections 3A and 3B], recorded as Document No. 2022107669, Official Public Records of Williamson County, Texas.
13. Parkside on the River -Notice of Applicability [Residential] [Phase 2, Section 3], recorded as Document No. 2022120139, Official Public Records of Williamson County, Texas.
14. Parkside on the River -Notice of Applicability [Residential] [Phase 2, Section 4 and 7], recorded as Document No. 2022135809, Official Public Records of Williamson County, Texas.

15. Parkside on the River -Notice of Applicability [Residential] [Phase 3, Sections 4, 7 A and 78], recorded as Document No. 2023016835, Official Public Records of Williamson County, Texas.

16. Parkside on the River - Notice of Applicability [Residential] [Phase 3, Section 5], recorded as Document No. 2023084052, Official Public Records of Williamson County, Texas.

17. Parkside on the River - Notice of Applicability [Residential] [Phase 2, Sections 5 and 6], recorded as Document No. 2023080818, Official Public Records of Williamson County, Texas.

18. Parkside on the River - Second Supplement to Community Manual, recorded as Document No. Official Public Records of Williamson County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024026954

PMC Fee: \$37.00
04/05/2024 10:16 AM CFIRESTONE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

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KiTH Management Svc
PO Box 700443
San Antonio, TX 78270