



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
RIVERWAY ESTATES COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

RIVERWAY ESTATES COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Riverway Estates;
- (2) the name of the Association is Riverway Estates Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
 - (a) Riverway Estates, Section One, under Instrument No. 20040220;
 - (b) Riverway Estates, Section One, Partial Replat No. 1, under Instrument No. 20100144;
 - (c) Riverway Estates, Section One, Partial Replat No. 2, under Instrument No. 20140248;
 - (d) Riverway Estates, Section One, Partial Replat No. 3, under Instrument No. 20140250;
 - (e) Riverway Estates, Section One, Partial Replat No. 4, under Instrument No. 20180059;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions for Riverway Estates Subdivision, under Instrument No. 2005018692;
- (5) the name and mailing address of the Association is:

(a) Riverway Estates Community Association, Inc., c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Angela Connell, MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

(b) (713) 776-1771;

(c) aconnell@mascapi.com;

(7) The Association's website address is: www.mascapi.com and www.riverway.sites.townsq.io;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Statement of Account Fee - \$150.00;

(c) HOA Quote Fee - \$150.00;

(d) Refinance Fee - \$75.00;

(e) Transfer Fee - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 26th DAY OF August, 2021.

By: [Signature], on behalf of
MASC Austin Properties, Inc., Managing Agent for
Riverway Estates Community Association, Inc.

Angela Connell
Print Name

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Angela Connell, of MASC Austin Properties, Inc., Managing Agent for Riverway Estates Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 26th day of August, 2021.
[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

