

Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by River Ridge Townhomes, a Condominium Owners Association, Inc., a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 82 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) Name of the Subdivision: River Ridge Townhomes, a Condominium
- (2) Name of the Association: River Ridge Townhomes, a Condominium Homeowners Association, Inc.
- (3) Mailing Address for the Association: 3363 University Dr. East, Suite #215 Bryan, TX 77802
- (4) Recording data for the subdivision:
 - a. The plat is recorded at Volume 7118, Page 118 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
 - a. The Declaration of River Ridge Townhomes, a Condominium, is recorded at Volume 7830, Page 1 of the Official Records, Brazos County, Texas.
 - b. The First Amendment to Declaration of River Ridge Townhomes, a Condominium, is recorded at Volume 8118, Page 161 of the Official Records, Brazos County, Texas.
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
 - a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties
3363 University Dr. East, Suite #215
Bryan, TX 77802
(979) 764 - 2500
hoa@bealbcs.com
- (7) The website address for the Association's dedicatory instruments: www.bealbcshoa.com.
- (8) Fee charged by the Association relating to a property transfer in the subdivision:
Administration Fee: \$125.00.
- (9) Other information the association considers appropriate:
 - a. The Bylaws of the Association are available at www.bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
 - b. The Rules and Regulations of the Association are available at www.bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.

Executed on this 15th day of March, 2022.

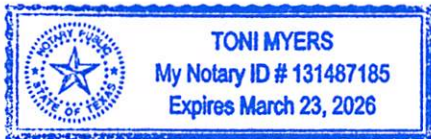
River Ridge Townhomes, a Condominium Homeowners Association, Inc., a Texas non-profit corporation

By: Bradley Matthews
Association President

STATE OF TEXAS §
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COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 15th day of March, 2022, by Bradley Matthews, President of River Ridge Townhomes, a Condominium Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

J. Myers
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Jana L. Beddingfield
Bruchez, Goss, Thornton, Meronoff & Briers, PC
4343 Carter Creek Parkway, Suite 100
Bryan, TX 77802
19-1107:JLB/dp