



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**RIVERPARK WEST PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent of **Riverpark West Property Owners Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

**1. Name of Subdivision(s):**

The name of the Subdivision is **Riverpark West; Riverpark West, Section One (1); Riverpark West, Section Two (2) ; Riverpark West, Section Three (3); Riverpark West, Section Four (4); Riverpark West, Section Five (5); Riverpark West, Section Six (6); Riverpark West, Section Seven (7); Riverpark West, Section Eight (8); Riverpark West, Section Nine (9); Riverpark West, Section Ten (10); Riverpark West, Section Eleven (11); Riverpark West, Section Twelve (12); Riverpark West, Section Thirteen (13); Riverpark West, Section Fourteen (14); Riverpark West, Section Fifteen (15).**

**2. Name of Association:**

The name of the Association is **Riverpark West Property Owners Association, Inc.**

**3. Recording Data for the Subdivision(s):**

That certain 493.675-acre tract of real property situated in the Joseph Kuykendall League, Abstract No. A-49, and the Jane H. Long League, Abstract No. A-55, all in Fort Bend County, Texas, said tract being more particularly described on Exhibit A and Exhibit A-1 attached to the Declaration described below. The recording data for the subdivisions are as follows:

- a. **Riverpark West, Section One (1)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. **2001080813**, and under Slide No. 21956 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- b. **Riverpark West, Section Two (2)** a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. **2001080823** and under Slide No. 2196A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- c. **Riverpark West, Section Three (3)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under County Clerk's File - No. **2001090735** and under Slide No. 22066B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- d. **Riverpark West, Section Four (4)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. **2002072936** and under Slide No. 2335A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- e. **Riverpark West, Section Five (5)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. **2001008447** and under Slide No. 2111A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- f. **Riverpark West, Section Six (6)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20040007** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - g. **Riverpark West, Section Seven (7)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20040138** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - h. **Riverpark West, Section Eight (8)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20050127** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - i. **Riverpark West, Section Nine (9)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20060233** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - j. **Riverpark West, Section Ten (10)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20060222** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - k. **Riverpark West, Section Eleven (11)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20070012** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - l. **Riverpark West, Section Twelve (12)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20070269** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - m. **Riverpark West, Section Thirteen (13)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20110136** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - n. **Riverpark West, Section Fourteen (14)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20120231** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - o. **Riverpark West, Section Fifteen (15)**, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Film Code No. **20120232** of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- \* Save and except for the real property described in those certain instruments entitled "Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark West" and "Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark West" respectively filed under Fort Bend County Clerk's File Nos. 2003071810 and 2004038185.

**4. Recording Data for the Declaration(s):**

The recording data for the Declaration is as follows:

a. Declaration Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Riverpark West.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark West.
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for Riverpark West.

b. Declaration Recording Information:

- (1) Fort Bend County Clerk's File No. **2001081968** and re-filed under Fort Bend County Clerk's File No. **2001105425**.

- (2) Fort Bend County Clerk's File No. **2003071810.**
- (3) Fort Bend County Clerk's File No. **2004038185.**

5. **Additional Dedicatory Instruments:** In addition to the Dedicatory Instrument identified above, the following are some Additional Dedicatory Instrument governing the Association:

- a. Articles of Incorporation of Riverpark West Property Owners Association, Inc.
- b. Bylaws of Riverpark West Property Owners Association, Inc.
- c. Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items, adopted December 21, 2011.
- d. Resolution of Board of Directors for Riverpark West Property Owners Association, Inc. regarding Fining Policy for Riverpark West, adopted January 23, 2017, and updated Resolution Regarding Fines, adopted January 13, 2021.
- e. Riverpark West Residential Design Guidelines July, 2001.
- f. Records Retention Policy, adopted December 21, 2011.
- g. Payment Plan Policy, adopted October 28, 2011.
- h. Open Records Policy, adopted December 21, 2011.
- i. Towing Policy, adopted June 19, 2019.

6. **Association Information:**

The contact information and website for the association is as follows:

Riverpark West Property Owners Association, Inc.  
 c/o Carolyn Bonds, PCAM, Managing Agent  
 Crest Management Company, AAMC  
 17171 Park Row, Suite 310  
 Houston, Texas 77084  
 Phone: 281-579-0761  
 On-Site HOA Office: 3821 Williams Way, Richmond, TX 77469  
 On-Site Phone Number: 346-380-9743

7. **Name and Mailing Address of Person Managing the Association or Its Designated Representative:**

Carolyn Bonds, PCAM, Managing Agent  
 Email: [info@crest-management.com](mailto:info@crest-management.com)  
 Riverpark West Property Owners Association, Inc.  
 Crest Management Company  
 17171 Park Row, Suite 310  
 Houston, Texas 77084  
**Phone Number: 281-579-0761**  
 On-Site HOA Office: 3821 Williams Way, Richmond, TX 77469  
**On-Site Phone Number: 346-380-9743**

***Disclaimer:*** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. This management certificate does not purport to include every piece of recorded information about the association and do not rely on it for such. The purpose of the management certificate is to identify the association and contact information for it. The associations dedicatory and governing documents are available online at [www.crest-management.com](http://www.crest-management.com).

**8. Fees Related to Property Transfer:**

- (a) Resale Certificate: \$225
- (b) Resale Certificate Update: No charge for 30 days, \$75 for 180 days.
- (c) Certified Statement of Account (Transfer Fee) \$215.00
- (d) Refinance Statement of Account \$75.00
- (e) RESERVE \$50.00

**9. Association Website:**

<http://riverparkwesthoa.com>

**10. Other Optional Information:**

Management Company's website:  
www.riverparkwesthoa.com

Executed this the 31 day of August, 2021

RIVERPARK WEST PROPERTY  
OWNERS ASSOCIATION, INC.

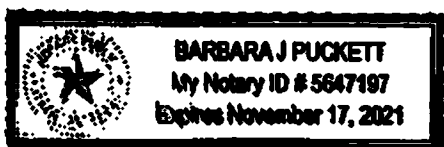
By: Carolyn Bonds  
Signature

Carolyn Bonds  
Print Name Title

THE STATE OF TEXAS        ;

COUNTY OF FORT BEND       ;

BEFORE ME, the undersigned notary public, on this the 31<sup>st</sup> day of August, 2021, personally appeared Carolyn Bonds, the Managing Agent of Riverpark West Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he she executed the same for the purpose and in the capacity therein expressed.



Barbara J. Puckett  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS