

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for  
Timberloch Property Owner's Association, Inc.

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Timberloch Estates
2. **Name of the Association:** Timberloch Property Owner's Association, Inc.
3. **Recording Data for the Subdivision:**

Timberloch Estates, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under in Cabinet M, Sheets 133-135 and under Clerk's File No. 99067122 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

Timberloch Estates, Section II, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under in Cabinet S, Sheets 28- 29 and under Clerk's File No. 2002050656 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Document:
    - (1) Restrictions for Timberloch Estates.
    - (2) Restrictions for Timberloch Estates Section II
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 99068569.
    - (2) Montgomery County Clerk's File No. 2002-078862
5. **Name and Mailing Address of the HOA:**

Timberloch Property Owner's Association, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243
6. **Name, Mailing Address, Phone Number and Email for designated representative:**

SBB Management Company, LLC  
2801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243  
972-960-2800  
[support@sbbmanagement.com](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**

[www.sbbmanagement.com](http://www.sbbmanagement.com) use the "find my community" search bar to locate the community webpage
8. **Fees charged by Association related to property transfer:**
  - Resale Certificate- \$375.00
  - Transfer Fee- \$340.00
  - Resale Certificate Update Fee- \$75.00
  - 1 Business Day Rush- \$360.00
  - 3 Business Day Rush- \$ 260.00
  - 5 Business Day Rush- \$160.00

- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Montgomery, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By Vanessa Burch, Managing Agent for Timberloch Property Owner's Association, Inc.

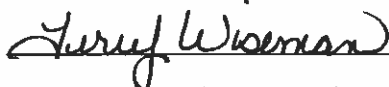
Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

§  
Dallas  
COUNTY OF ~~MONTGOMERY~~ §

This Instrument was signed before me on 03/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

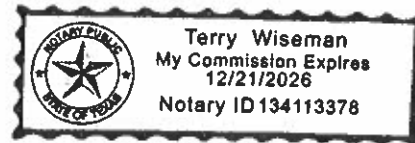


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

AFTER RECORDING RETURN TO:  
SBB Management Company, LLC  
12801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243



<Notary Stamp Above>

**FILED FOR RECORD**  
**04/21/2025 03:15PM**



*L. Brandon Steinmann*

County Clerk  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

**04/21/2025**



*L. Brandon Steinmann*

County Clerk  
Montgomery County, Texas

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.