

REC NO: 383747

Hardin County, Texas
Connie Becton, County Clerk
P.O. Box 38
Kountze, Texas 77625
409-246-5185



DATE : 04/21/2025

TIME : 11:14am

YOUR CASHIER WAS: KHAMILTON

REGISTER NO : KH

RECVD FROM: CHAPARRAL MANAGEMENT COMPANY

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS		2025-152169	2	\$ 29.00
TOTAL FEES PAID				\$ 29.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 29.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 29.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 29.00
TOTAL FEES PAID	\$ 29.00

CHANGE DUE BACK \$ 0.00

---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 1197	\$ 29.00
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REC NO. 383747 CLOSED

Thank you
Connie Becton
County Clerk

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Longleaf Residential 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:** Longleaf
2. **Name of the Association:** Longleaf Residential Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Property described on Exhibit A attached to the "First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Longleaf (Residential Property)", recorded in the Official Public Records of Hardin County, Texas under Clerk's File No. 2024-149540 (which Exhibit A is incorporated in this Management Certificate by this reference)
 - b. Longleaf Section 1A, a subdivision in Hardin County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 328- 329A in the Official Public Records of Hardin County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Longleaf Section 1B, a subdivision in Hardin County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 303- 304 in the Official Public Records of Hardin 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. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Longleaf (Residential Property), Hardin County Clerk's File No. 2024-149540.
 - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Longleaf (Residential Property), Section 1A, Hardin County Clerk's File No. 2024-148141.
 - c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Longleaf (Residential Property), Section 1B, Hardin County Clerk's File No. 2024-146503.
5. **Name and Mailing Address of the HOA:**

Longleaf Residential 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
7. **Website Address for Accessing Dedicatory Instruments:**

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

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- 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
- Capitalization Fees: Each Grantee acquiring a Lot within the Property agrees to pay to the Association a Capitalization Fee in the amount equal to 100% of the then current Annual Assessment rate plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee for 2025 is \$900.00, plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

This management certificate is filed on record in Hardin, 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.

X *Vanessa Burch*

By Vanessa Burch, Managing Agent for Longleaf Residential Association, Inc.
Duly Authorized Agent

STATE OF TEXAS §

§
Dallas
COUNTY OF HARDIN §

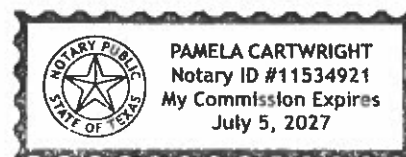
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

X *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27

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



<Notary Stamp Above>