

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Hunters Valley HOA, 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:** Hunterwood Forest
2. **Name of the Association:** Hunters Valley HOA, Inc
3. **Recording Data for the Subdivision:**

Hunterwood Forest, Section One (1), a subdivision in Harris County, Texas, according to the map or plat recorded under Clerk's File No. F0 17300 at Volume 245, Page 30 of the Map Records of Harris County, Texas;

Hunterwood Forest, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat recorded under Clerk's File No. F670101 at Volume 273, Page 137 of the Map Records of Harris County, Texas;

Hunterwood Forest, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat recorded under Clerk's File No. G551846 at Volume 295, Page 110 of the Map Records of Harris County, Texas;

Hunterwood Forest, Section One (1) Amended, a subdivision in Harris County, Texas, according to the map or plat recorded under Clerk's File No. N616892 at Volume 352, Page 40 of the Map Records of Harris County, Texas

4. **Recording Data for the Declaration and the Declaration Amendments:**

Amended Declaration of Covenants, Conditions and Restrictions for Hunterwood Forest, Section I recorded under Clerk's File No. F206334 in the Real Property Records of Harris County, Texas;

Amendment to Restrictive Covenants of Hunterwood Forest, Section I recorded under Clerk's File No. F216519 in the Real Property Records of Harris County, Texas;

Declaration of Covenants, Conditions and Restrictions for Hunterwood Forest, Section II recorded under Clerk's File No. G 141263 in the Real Property Records of Harris County, Texas;

Declaration of Covenants, Conditions and Restrictions for Hunterwood Forest, Section III recorded under Clerk's File No. H085170 in the Real Property Records of Harris County, Texas

5. **Name and Mailing Address of the HOA:**

Hunters Valley HOA, 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
- 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 Harris, 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 Hunters Valley HOA, Inc
Duly Authorized Agent
Signed: March 25, 2025

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STATE OF TEXAS \$
 \$
COUNTY OF HARRIS ^{Dallas} \$
 ^{LS}

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon copy, photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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.

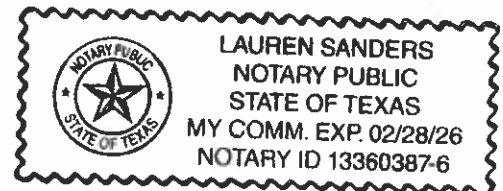


Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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

✓✓



<Notary Stamp Above>

FILED FOR RECORD

3:54:11 PM

Monday, April 21, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, April 21, 2025



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS