

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**CANYON RANCH HOMEOWNERS ASSOCIATION, INC.**

---

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON    §

The undersigned, being the Managing Agent of Canyon Ranch Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Canyon Ranch.
2. Name of Association: The name of the Association is Canyon Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Final Plat recorded on December 30, 2024, as Document No. 2024103313 for Canyon Ranch, Phase 1, of the Official Public Records of Williamson County, Texas.

4. Recording Data for the Declaration\*:

Declaration of Covenants, Conditions and Restrictions for Canyon Ranch recorded on May 6, 2025, as Document No. 2025034330, of the Official Public Records of Williamson County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Canyon Ranch Homeowners Association, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

SBB Management Company, LLC  
12801 N. Central Expressway, Suite 1401  
Dallas, Texas 75243  
Phone: (972) 960-2800  
Email: [support@sbbmanagement.com](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com). Please use the "Find My Community" search bar to locate the community webpage.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$340.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$360.00
3 Business Day Rush Fee to Expedite a Resale	\$260.00
5 Business Day Rush Fee to Expedite a Resale	\$160.00
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00
Working Capital Fee	50% of the Annual Assessment

\*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

#### **ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

CANYON RANCH HOMEOWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

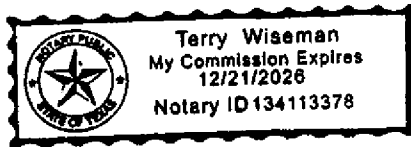
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

By:   
Vanessa Burch, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned notary public, on this 13 day of June, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman  
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025047781**

Pages: 4 Fee: \$33.00

06/20/2025 03:53 PM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas