

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**PARK AT KINGS MANOR COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

The undersigned, being the Managing Agent of Parks at Kings Manor Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is Park at Kings Manor Condominium.
2. Name of Association: The name of the Association is Park at Kings Manor Community Association, Inc.
3. Location of the Condominium: The Condominium is located in Kingwood, Montgomery County, Texas.
4. Recording Data for the Declaration:
  - a. Condominium Declaration for Park at Kings Manor Condominium recorded as Document No. 2003-138532, in the Official Public Records of Montgomery County, Texas;
  - b. First Amendment to Condominium Declaration for Park at Kings Manor Condominium recorded as Document No. 2004-005410, in the Official Public Records of Montgomery County, Texas; and
  - c. Second Amendment to Condominium Declaration for Park at Kings Manor Condominium recorded as Document No. 2005-004727, in the Official Public Records of Montgomery County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Park at Kings Manor Community 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.sbbmanagment.com](http://www.sbbmanagment.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

\*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.

**PARK AT KINGS MANOR COMMUNITY  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

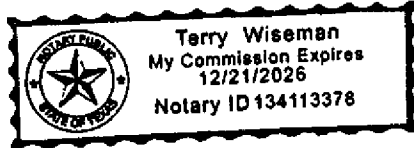
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

By:   
Vanessa Burch, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. 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 24 day of April, 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

**E-FILED FOR RECORD**

05/12/2025 11:16AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**05/12/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas