

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MAY VALLEY VILLAS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of May Valley Villas 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 May Valley Villas.
2. Name of Association: The name of the Association is May Valley Villas Homeowners Association, Inc.

3. Recording Data for the Subdivision:

The Woodlands Village of Sterling Ridge Section 100 Plat recorded under Clerk's File No. 2016059803, of the Map Records of Montgomery County, Texas.

4. Recording Data for the Declaration*:

Declaration of Covenants, Conditions and Restrictions for May Valley Villas recorded on March 7, 2017, under Clerk's File No. 2017018201, of 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 May Valley Villas 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

7. The Association's Dedicatory Instruments are Available to Members Online at: 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
Capitalization Fee	Six (6) months of the current Annual Assessment, unless otherwise determined by the Board of Directors

*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.

MAY VALLEY VILLAS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

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

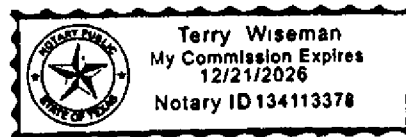
By: 
Vanessa Burch, President

*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 17 day of July 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

07/30/2025 01:04PM



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.

07/30/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas