


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
LAGUNA BAY PROPERTY OWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
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COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Laguna Bay Property Owner's 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 Laguna Bay.
2. Name of Association: The name of the Association is Laguna Bay Property Owner's Association, Inc.
3. Recording Data for the Subdivision:

Laguna Bay Final Plat recorded as Document No. D209020443, in Cabinet A, Slide 13104, of the Plat Records of Tarrant County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for Laguna Bay recorded as Document No. D209059320, of the Official Public Records of Tarrant County, Texas;
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Laguna Bay recorded as Document No. D213119330, of the Official Public Records of Tarrant County, Texas; and
 - c. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Laguna Bay recorded as Document No. D217198645, of the Official Public Records of Tarrant County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Laguna Bay Property Owner's 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

*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.

LAGUNA BAY PROPERTY OWNER'S ASSOCIATION, INC.
 a Texas nonprofit corporation

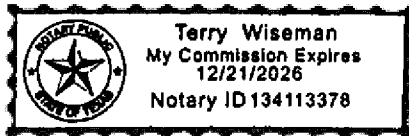
By: **SBB MANAGEMENT COMPANY, LLC,**
 its Managing Agent

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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 7 day of May, 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