

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Sendera Ranch Single-Family Area Association, 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:** Sendera Ranch Single
2. **Name of the Association:** Sendera Ranch Single-Family Area Association, Inc.
3. **Recording Data for the Subdivision:**  
Sendera Ranch East, according to the plat recorded in Cabinet X. Pages 528-530, and Volume 13400, Page 359, Official Public Records of Tarrant County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Documents 2004-15438, 2005-57507, 2008-64827, 2006- 77385, 2007-15253, 2008-110505, Official Public Records of Tarrant County, Texas.
5. **Name and Mailing Address of the HOA:**  
Sendera Ranch Single-Family Area Association, 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](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**  
[www.sbbmanagement.com](http://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
  - Capitalization Fees: \$100.00



**D225069267**

04/21/2025 01:33 PM

Page: 1 of 2

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

MARY LOUISE NICHOLSON  
COUNTY CLERK

This management certificate is filed on record in Tarrant, 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.

X

By Vanessa Burch, Managing Agent for Sendera Ranch Single-Family Area Association, Inc.  
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF TARRANT §

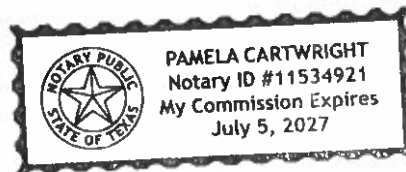
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

x Pamela Cartwright

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright

My Commission Expires: 7/5/27



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

<Notary Stamp Above>



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
04/21/2025 01:33 PM

D225069267

PROPERTY OWNERS ASSOCIATION MANAGEMENT CE

Pages: 2

Fees: \$24.00

Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK