

VG-364-2025-202500079600

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500079600

Real Property Recordings

Recorded On: April 18, 2025 10:49 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500079600
Receipt Number: 20250418000305
Recorded Date/Time: April 18, 2025 10:49 AM
User: Pamela G
Station: CC149

Record and Return To:

SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401

DALLAS TX 75243



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Trinity Townhomes II HOA, 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:** Trinity Townhomes
2. **Name of the Association:** Trinity Townhomes II HOA, Inc.
3. **Recording Data for the Subdivision:**
Final Plat of Trinity Townhomes No. 2 recorded on September 21, 2009, as Document No. 200900269054, of the Plat Records of Dallas County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - a. Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on September 3, 2009, as Document No. 200900253708 of the Official Public Records of Dallas County, Texas;
 - b. First Amendment to the Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on December 13, 2013, as Document No. 201300377169 of the Official Public Records of Dallas County, Texas;
 - c. Second Amendment to the Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on September 11, 2015, as Document No. 201500244750 of the Official Public Records of Dallas County, Texas;
 - d. Third Amendment to the Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on April 18, 2016, as Document No. 201600101214 of the Official Public Records of Dallas County, Texas;
 - e. Fourth Amendment to the Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on January 25, 2017, as Document No. 20170002.3931 of the Official Public Records of Dallas County, Texas; and
 - f. Fifth Amendment to the Trinity Townhomes II Home Owners Association Declaration of Covenants, Conditions and Restrictions recorded on November 8, 2021, as Document No. 202100329573 of the Official Public Records of Dallas County, Texas.
5. **Name and Mailing Address of the HOA:**
Trinity Townhomes II HOA, 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
7. **Website Address for Accessing Dedicatory Instruments:**
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: \$250.00

This management certificate is filed on record in Dallas, 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 *Vanessa Burch*

By Vanessa Burch, Managing Agent for Trinity Townhomes II HOA, Inc.
Duly Authorized Agent

STATE OF TEXAS §

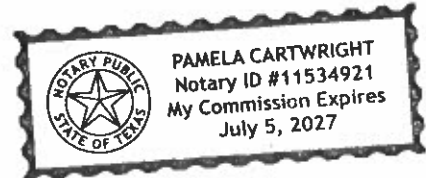
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COUNTY OF DALLAS §

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>