



VG-1788-2025-1971

Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk

***** 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:

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Receipt Number: 20250422000006
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Record and Return To:

SBB MANAGEMENT COMPANY, LLC
12801 N. CENTRAL EXPRESSWAY SUITE 1401

DALLAS TX 75243



STATE OF TEXAS
COUNTY OF MATAGORDA

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 Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for
Valor Park Community

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:** Valor Park
2. **Name of the Association:** Valor Park Community
3. **Recording Data for the Subdivision:**
The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Matagorda County Clerk's office.
4. **Recording Data for the Declaration and the Declaration Amendments:**
The Declaration for the Association was filed on or about January 23, 2023 (the "Declaration") recorded at Instrument No. 2023-298 in the Real Property Records of Matagorda County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. **Name and Mailing Address of the HOA:**
Valor Park Community 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 Matagorda, 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 Valor Park Community
Duly Authorized Agent

STATE OF TEXAS §

§
COUNTY OF Dallas §
~~MATAGORDA~~ §

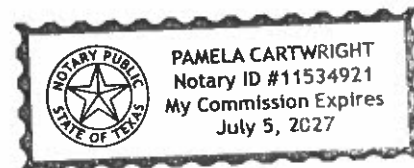
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

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>