

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PPROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
SOMERTON VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, being the Managing Agent of Somerton Village 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 Somerton Village.
2. Name of Association: The name of the Association is Somerton Village Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Final Plat of Somerton Village Phase 1 recorded on June 20, 2003, as Document No. 203220072, in Volume A, Page 8452, of the Plat Records of Tarrant County, Texas; and
  - b. Final Plat of Somerton Village Phase 2 recorded on October 27, 2004, as Document No. D204336429, in Cabinet A, Slide 9644, of the Plat Records of Tarrant County, Texas.
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for Somerton Village recorded on September 17, 2003, as Document No. D203346381, of the Official Public Records of Tarrant County, Texas;
  - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Somerton Village recorded on February 20, 2004, as Document No. D204054217, of the Official Public Records of Tarrant County, Texas; and
  - c. First Supplemental Declaration (Somerton Village) recorded on September 8, 2006, as Document No. D206281733, 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 Somerton Village 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](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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
Transfer Fee (Paid by Purchaser)	\$150.00
Capital Improvement Reserve Fee	\$100.00


\*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.

**SOMERTON VILLAGE HOMEOWNERS' ASSOCIATION, INC.**  
 a Texas nonprofit corporation

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

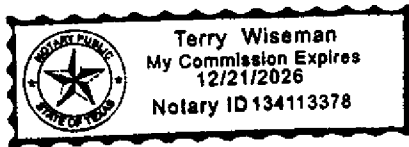
By:   
 Vanessa Burch, President

\*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 25 day of March, 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