

MANAGEMENT CERTIFICATE

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:** Heron's Bay Estates Homeowners' Association Inc.
2. **Name of the Association:** Heron's Bay Estates Homeowners' Association Inc.
3. **Recording data for the Subdivision:** Heron's Bay Estates, according to the plat recorded in the document 20080011007, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 20080011007, Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** Heron's Bay Estates Homeowners' Association Inc. c/o SBB Community Management, 12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
6. **Name, mailing address, phone number & email for designated representative:**
SBB Community Management
12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
972-960-2800
support@sbbmanagement.com
7. **Website address where all dedicatory instruments can be found:**
<https://sbbmanagement.com/>, use the "Owner/Resident" tab link to log in to your community's portal to locate the community dedicatory instruments
8. **Fees charged by Association related to a property transfer:**
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer: \$275

This management certificate is filed of record in Dallas County, 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.

By: Drew Sanders, Managing Agent for Heron's Bay Estates Homeowners' Association Inc., Duly Authorized Agent
Signed: March 22, 2022

AFTER RECORDING RETURN TO:

**SBB Community Management
12801 N. CENTRAL
EXPRESSWAY Suite 1401 Dallas,
TX 75243**

STATE OF TEXAS

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§
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COUNTY OF DALLAS

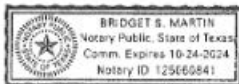
This instrument was signed before me on March 9, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Unofficial Copy

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202200121220

eRecording - Real Property

Recorded On: May 02, 2022 09:05 AM

Number of Pages: 6

* Examined and Charged as Follows: *

Total Recording: \$30.00

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

Any provision herein which purports to restrict 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: 202200121220
Receipt Number: 20220429000665
Recorded Date/Time: May 02, 2022 09:05 AM
User: Daniel M
Station: CC-17

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DALLAS

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

A handwritten signature in black ink, appearing to be "JF", is written over a faint, large, diagonal watermark that reads "Unofficial Copy".