

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
ESTATES AT CULLEN PARK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Estates at Cullen Park 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 Estates at Cullen Park.
2. Name of Association: The name of the Association is Estates at Cullen Park Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Estates at Cullen Park Plat recorded under Clerk's File No. R731917, in the Map Records of Harris County, Texas; and
 - b. Estates at Cullen Park Plat recorded under Clerk's File No. T933634, in the Map Records of Harris County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on July 10, 1996, under Clerk's File No. S012358, in the Official Public Records of Real Property of Harris County, Texas;
 - b. First Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on August 7, 1996, under Clerk's File No. S055409, in the Official Public Records of Real Property of Harris County, Texas;
 - c. Second Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on January 1, 1998, under Clerk's File No. S816589, in the Official Public Records of Real Property of Harris County, Texas;
 - d. Affidavit for Second Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on August 11, 2003, under Clerk's File No. W912976, in the Official Public Records of Real Property of Harris County, Texas;

- e. Third Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on September 13, 1999, under Clerk's File No. T961259, in the Official Public Records of Real Property of Harris County, Texas;
- f. Third Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded on December 30, 2005, under Clerk's File No. Y996854, in the Official Public Records of Real Property of Harris County, Texas;
- g. Fourth Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded under Clerk's File No. RP-2016-35209, in the Official Public Records of Real Property of Harris County, Texas; and
- h. Corrected Fourth Amendment to Declaration of Restrictions, Covenants and Conditions for Estates at Cullen Park recorded under Clerk's File No. RP-2016-143347, in the Official Public Records of Real Property of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Estates at Cullen Park 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
7. The Association's Dedicatory Instruments are Available to Members Online at: 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

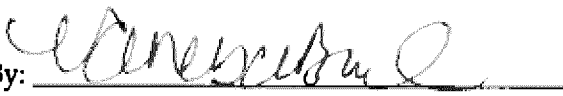
*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

**ESTATES AT CULLEN PARK HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

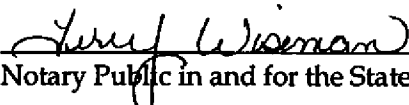
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

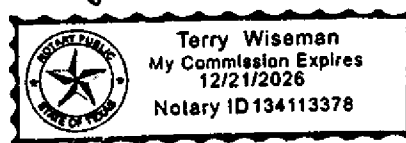
By: 
Vanessa Burch, President

*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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 15 day of July, 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.


Notary Public in and for the State of Texas



RP-2025-275960
Pages 4
07/16/2025 03:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-275960