

**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202100292274

eRecording - Real Property

**Recorded On:** September 29, 2021 04:00 PM

**Number of Pages:** 3

---

**" Examined and Charged as Follows: "**

**Total Recording:** \$30.00

---

**\*\*\*\*\* 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:** 202100292274  
**Receipt Number:** 20210929001372  
**Recorded Date/Time:** September 29, 2021 04:00 PM  
**User:** Kaylee V  
**Station:** CC63

**Record and Return To:**

CSC Global



**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

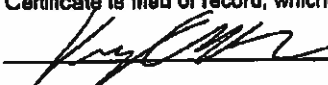
A handwritten signature in black ink, appearing to be "JF", is written over the printed name of John F. Warren.

### **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:** Magnolia Landing
2. **Name of the Association:** Community Association of Magnolia Landing
3. **Recording data for the Subdivision:** Magnolia Landing, Phase 1, according to the plat recorded in the document 202000122472, Magnolia Landing Phase 2, according to the plat recorded in the document 202100217334, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 202000240825, Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** Community Association of Magnolia Landing c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, Tx 75243
6. **Name, mailing address, phone number & email for designated representative:**  
SBB Management Company, LLC  
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:**  
[www.sbbmanagement.com](http://www.sbbmanagement.com), use the "find my community" search bar to locate the community webpage
8. **Fees charged by Association related to a property transfer:**  
Administration Fee \$245  
Acquisition Assessment 250  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
1 business day: \$300 / 3 Business days: \$200 / 5 Business days: \$100  
Statement of Account: \$150  
Compliance Inspection Fee (optional): \$125

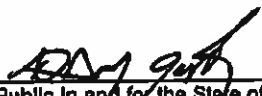
This management certificate is filed of record in Dallas County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

  
By: Jeremy Clark, Managing Agent for Community Association of Magnolia  
Landing, Duly Authorized Agent  
Signed: September 16, 2021

**AFTER RECORDING RETURN TO:**  
**SBB Management Company, LLC**  
**12801 N. Central Expressway**  
**Suite 1401 Dallas, Tx 75243**

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

This instrument was signed before me on 9/16/21, and it was acknowledged that this instrument was signed by Jeremy Clark for the purposes and intent herein expressed.

  
Notary Public In and for the State of Texas  
Notary Printed Name: Adam Clark

My Commission Expires: November 4, 2023

