

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Robindale Creek Homeowners Association, Inc.

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:** Robindale Creek; West Oaks Park Section Two

2. **Name of the Association:** Robindale Creek Homeowners Association, Inc.

3. **Recording Data for the Subdivision:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

(a) West Oaks Park Section Two (2), under Clerk's File No. Y526235 of the Map Records of Harris County, Texas, along with any supplements or replats thereof.

4. **Recording Data for the Declaration and the Declaration Amendments:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for West Oaks Park Sec. 2, under Harris County Clerk's File No. Y718103, along with any amendments or supplements thereto;

(b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for West Oaks Park, Section 2, under Harris County Clerk's File No. 20100305333;

(c) Robindale Creek Homeowners Association, Inc. Architectural Control Guidelines for Modifications Committee, under Clerk's File No. Y783356 and File No. 20110515000;

(d) Articles of Incorporation of Robindale Creek Homeowners Association, Inc., under Clerk's File No. 20110515000;

(e) Robindale Creek Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120024672;

(f) Robindale Creek Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20120024673;

(g) Robindale Creek Homeowners Association, Inc. Payment Plan Policy, under Clerk's File No. 20120024674;

(h) Robindale Creek Homeowners Association, Inc. Books and Records Production Policy, under Clerk's File No. 20120024675;

(i) Bylaws of Robindale Creek Homeowners Association, Inc., under Clerk's File No. 20130046678;

(j) West Oaks Park, Section 2 Robindale Creek Homeowners Association, Inc. Monthly Assessment Collection Policy, under Clerk's File No. 20130539830;

(k) Robindale Creek Homeowners Association, Inc. Annual Assessment Collection Policy, under Clerk's File No. 20140036536;

(l) Fine Policy for Robindale Creek Homeowners Association, Inc., under Clerk's File No. RP-2016-450230.

5. **Name and Mailing Address of the HOA:**

Robindale Creek Homeowners Association, Inc. 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

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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

This management certificate is filed of record in Harris, 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.



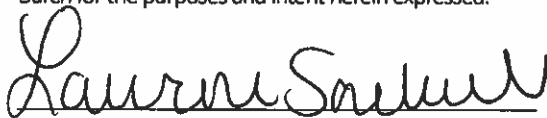
By Vanessa Burch, Managing Agent for Robindale Creek Homeowners Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025

2025

STATE OF TEXAS §

COUNTY OF ^{Dallas} ~~HARRIS~~ §

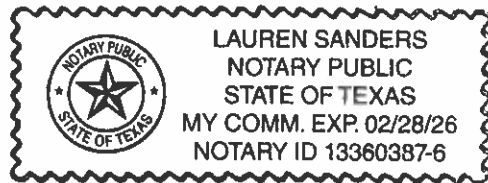
This instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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



<Notary Stamp Above>

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:54:11 PM

Monday, April 21, 2025

Lonestia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025



Lonestia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS