

### **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:** La Villa Townhome Association, Inc.
2. **Name of the Association:** La Villa Townhome Association, Inc.
3. **Recording data for the Subdivision:** La Villa Townhome, according to the plat recorded in Volume 2000094, Page 00169, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 200503636708, Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** La Villa Townhome 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 Portal" 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:**

2 months of Assessments: 450  
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 La Villa Townhome 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     §  
                                     §  
COUNTY OF DALLAS   §

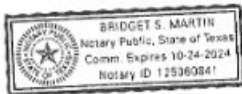
This instrument was signed before me on March 21, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget S. 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

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Instrument Number: 202200120781

eRecording - Real Property

Recorded On: April 29, 2022 03:50 PM

Number of Pages: 6

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\* Examined and Charged as Follows: \*

Total Recording: \$30.00

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

Any provision herein which purports the Sale, Rental or use of the described REAL PROPERTY because of public policy is invalid and unenforceable under federal law.

File Information:

Document Number: 202200120781  
Receipt Number: 20220429000468  
Recorded Date/Time: April 29, 2022 03:50 PM  
User: Kaylee V  
Station: CC47

Record and Return To:

Simplify



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 "JFW", is written over a horizontal line.