

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Bedford Eagles Landing 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:** Bedford Eagles Landing
2. **Name of the Association:** Bedford Eagles Landing Association, Inc.
3. **Recording Data for the Subdivision:**  
Bedford Eagles Landing, according to the plat recorded in Exhibit A in Document Number D185565614, Official Public Records of Tarrant County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Documents recorded in Volume 8242, Page 138, and Volume 9469, Page 1427, and D215252426, Official Public Records of Tarrant County, Texas.
5. **Name and Mailing Address of the HOA:**  
Bedford Eagles Landing 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](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**  
[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 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
  - Capitalization Fees: \$500.00



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Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

MARY LOUISE NICHOLSON  
COUNTY CLERK

This management certificate is filed on record in Tarrant, 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.

X

By Vanessa Burch, Managing Agent for Bedford Eagles Landing Association, Inc.  
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF TARRANT §

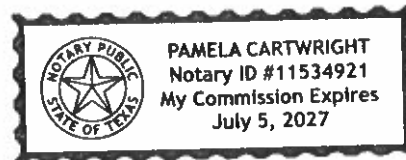
This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

x Pamela Cartwright

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27

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



<Notary Stamp Above>



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
04/21/2025 12:27 PM  
D225069223  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 2  
Fees: \$24.00  
Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK