

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
WILLIAMSBURG VILLAGE COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Williamsburg Village Community Association, 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 Williamsburg Village.
2. Name of Association: The name of the Association is Williamsburg Village Community Association.
3. Recording Data for the Subdivision:
 - a. Williamsburg Village Plat recorded as Document No. 198302026343, in Volume 83202, Page 3070, of the Official Public Records of Dallas County, Texas;
 - b. Williamsburg Village Replat recorded as Document No. 198402367520, in Volume 84236, Page 3920, of the Official Public Records of Dallas County, Texas;
 - c. Williamsburg Village Replat of Tracts "R" and "X" recorded as Document No. 198502427254, in Volume 85242, Page 4207, of the Official Public Records of Dallas County, Texas;
 - d. Williamsburg Village Second Replat of Tract "A" recorded as Document No. 198900703571, in Volume 89070, Page 2864, of the Official Public Records of Dallas County, Texas;
 - e. Williamsburg Village Replat of Tract "Q" recorded as Document No. 198900703570, in Volume 89070, Page 2854, of the Official Public Records of Dallas County, Texas;
 - f. Williamsburg Village Replat of Tract "S" recorded as Document No. 200600014489, of the Official Public Records of Dallas County, Texas; and
 - g. Williamsburg Village Amended Plat of Tract "Q" recorded as Document No. 200900212179, of the Official Public Records of Dallas County, Texas; and

- h. Williamsburg Village Amending Plat of Tracts "C" and "D" recorded in Volume 98057, Page 33, of the Map Records of Dallas County, Texas, being the same tract of land conveyed to Prince George Limited, recorded in Volume 99194, Page 5434 of the Deed Records of Dallas County, Texas

4. Recording Data for the Declaration*:

- a. Declaration of Protective Covenants for Williamsburg Village recorded as Document No. 198302027231, in Volume 83202, Page 6071, of the Official Public Records of Dallas County, Texas;
- b. Amendment to Declaration of Protective Covenants for Williamsburg Village recorded as Document No. 198400335267, in Volume 84033, Page 1247, of the Official Public Records of Dallas County, Texas;
- c. Amendment to Declaration of Protective Covenants for Williamsburg Village recorded as Document No. 198400474137, in Volume 84047, Page 4649, of the Official Public Records of Dallas County, Texas;
- d. Second Amendment to Declaration of Protective Covenants for Williamsburg Village recorded as Document No. 198400697920, in Volume 84069, Page 2664, of the Official Public Records of Dallas County, Texas;
- e. Third Amendment to Declaration of Protective Covenants for Williamsburg Village recorded as Document No. 198500429547, in Volume 85042, Page 1951, of the Official Public Records of Dallas County, Texas; and
- f. Declaration of Covenants, Restrictions and Easements recorded as Document No. 200302266586, Volume 2003063, Page 15391, of the Official Public Records of Dallas County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Williamsburg Village Community Association, 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.

9. 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.

WILLIAMSBURG VILLAGE COMMUNITY ASSOCIATION
a Texas nonprofit corporation

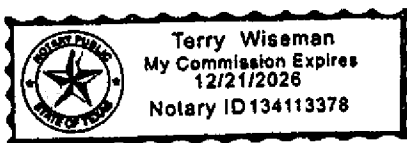
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

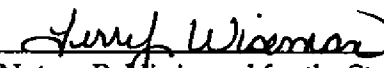
By: 
Vanessa Burch, President

*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 §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 7 day of May, 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

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

Instrument Number: 202500097174

eRecording - Real Property

Recorded On: May 13, 2025 08:17 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500097174

Receipt Number: 20250512000286

Recorded Date/Time: May 13, 2025 08:17 AM

User: Roger J

Station: CC150

Record and Return To:

Simplifile



**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 Warren".