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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for
Ravensway/Saracen Park Home 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:** Ravensway-Saracen

2. **Name of the Association:** Ravensway/Saracen Park Home Association, Inc.

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

Ravensway, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 199, Page 13 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Ravensway, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 228, Page 771 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Ravensway, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 228, Page 89 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Ravensway South, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 285, Page 24 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Saracen Park, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 228, Page 82 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Saracen Park, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 233, Page 109 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Saracen Park, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 259, Page 60 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

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

a. Documents:

(1) Restrictions for Ravensway.

(2) Amendment to Restrictions.

(3) Amendment to Restrictions for Ravensway Section I.

(4) Supplemental Amendment the to Declaration of Covenants, Conditions and Restrictions for Ravensway Section One.

(5) Restrictions for Reserves II A11,11B", and II C" Ravensway,Section One.

(6) Amendment to Restrictions for Reserves "A", "B", and "C" Ravensway, Section One.

(7) Second Amendment to Restrictions for Reserves "A", "B", and "C" Ravensway, Section One.

(8) Third Amendment to Restrictions for Reserves "A", "B", and "C" Ravensway, Section One.

(9) Restrictions for Reserve "D" and Reserve "E" Ravensway, Section One.

(10) Restrictions for Replat Ravensway Section II.

(11) Amendment to Restrictions for Replat Ravensway Section II.

(12) Supplemental Amendment the to Declaration of Covenants,

- Conditions and Restrictions for Ravensway Section Two.
- (13) Restrictions for Ravensway Section III.
 - (14) Amendment to Restrictions for Ravensway Section III.
 - (15) Supplemental Amendment the to Declaration of Covenants, Conditions and Restrictions for Ravensway, Section Three.
 - (16) Declaration of Covenants, Conditions and Restrictions.
 - (17) Amendment to Declaration of Covenants, Conditions and Restrictions Ravensway South.
 - (18) Amendment to the Declaration of Covenants, Conditions and Restrictions of Ravensway South.
 - (19) An Amendment to the Declarations of Covenants, Conditions and Restrictions of Ravensway South Correcting that Certain Amendment Dated February 27, 1981 Recorded under Clerk's File No. G892728.
 - (20) Amendment to Declaration of Covenants, Conditions and Restrictions Ravensway South.
 - (21) Second Supplement to Consent to Subdivision Replat.
 - (22) Supplemental Amendment the to Declaration of Covenants, Conditions and Restrictions for Ravensway South.
 - (23) Restrictions for Saracen Park, Section One.
 - (24) Amendment to Restrictions for Saracen Park.
 - (25) Supplemental Amendment the to Declaration of Covenants, Conditions and Restrictions for Saracen Park Section One.
 - (26) Restrictions for Saracen Park, Section Two.
 - (27) Amendment to Restrictions for Saracen Park Section Two.
 - (28) Supplemental Amendment the to Declaration of Covenants, Conditions and Retrictions for Saracen Park Section Two.
 - (29) Restrictions for Saracen Park, Section Three.
 - (30) Restriction Waiver Lot 1, Block 6 and Lot 4, Block 7 Saracen Park, Section Three.
 - (31) Supplemental Amendment the to Declaration of Covenants, Conditions and Restrictions for Saracen Park Section Three

b. Recording Information:

- (1) Harris County Clerk's File No. D740712.
- (2) Harris County Clerk's File No. D896689.
- (3) Harris County Clerk's File No. F027804.
- (4) Harris County Clerk's File No. 20100494038.
- (5) Harris County Clerk's File No. F489260.
- (6) Harris County Clerk's File No. G710267.
- (7) Harris County Clerk's File No. H685402.
- (8) Harris County Clerk's File No. R471318.
- (9) Harris County Clerk's File No. E936461.
- (10) Harris County Clerk's File No. E552590.
- (11) Harris County Clerk's File No. F027807.
- (12) Harris County Clerk's File No. 20100494043.
- (13) Harris County Clerk's File No. E685286.
- (14) Harris County Clerk's File No. F027806.
- (15) Harris County Clerk's File No. 20100494039.
- (16) Harris County Clerk's File No. G095374.
- (17) Harris County Clerk's File No. G710266.
- (18) Harris County Clerk's File No. G892728.
- (19) Harris County Clerk's File No. H158130.
- (20) Harris County Clerk's File No. J059810.
- (21) Harris County Clerk's File No. J162241.
- (22) Harris County Clerk's File No. 20100494044.

- (23) Harris County Clerk's File No. E685285.
- (24) Harris County Clerk's File No. F027805.
- (25) Harris County Clerk's File No. 20100494040.
- (26) Harris County Clerk's File No. F027803.
- (27) Harris County Clerk's File No. F160594.
- (28) Harris County Clerk's File No. 2010049042.
- (29) Harris County Clerk's File No. F419360.
- (30) Harris County Clerk's File No. J143204.
- (31) Harris County Clerk's File No. 20100494041.

5. Name and Mailing Address of the HOA:

Ravensway/Saracen Park Home 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 Ravensway/Saracen Park Home Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025

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STATE OF TEXAS §

Dallas §

COUNTY OF ~~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.

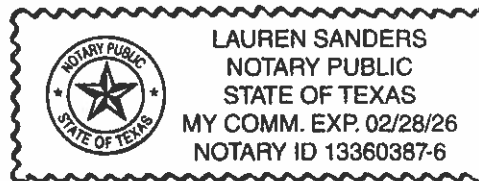
Lauren Sanders

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders

My Commission Expires: 2/28/26

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



<Notary Stamp Above>