

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0006069

**Billable Pages: 2
Number of Pages: 3**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 03/08/2023 at 08:50 AM</p> <p>Document Number: <u>2023-0006069</u></p> <p>Receipt No: <u>23-5719</u></p> <p>Amount: \$ <u>30.00</u></p> <p>Vol/Pg: <u>V:8003 P:87</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Beatriz Saucedo, Deputy

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.

Record and Return To:

MANNING & MEYERS, ATTORNEY'S AT LAW
4340 NORTH CENTRAL EXPRESSWAY
DALLAS, TX 75206



MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of March 7, 2023 by Oakmont Estates Property Owners' Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Oakmont Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Oakmont Estates filed of record on or about February 19, 2020 (the "Declaration") and recorded at Instrument #2020-0004512 in the Real Property Records of Kaufman County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Oakmont Estates.

WHEREAS, the Association was duly formed on February 19, 2019, as Oakmont Estates Property Owners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is subject to the Declaration is Oakmont Estates.
2. **Name of the Association.** The name of the Association is the Oakmont Estates Property Owners' Association, Inc. and is located at Kaufman County, Texas. The mailing address for the Association is SBB Management Company, LLC., 12801 N. Central Expressway, Suite 1401, Dallas, TX 75243.
3. **Recording Data for the Subdivision.** The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Kaufman County Clerk's office.
4. **Recording Data for the Declaration.** The Declaration for the Association was filed on or about February 19, 2020 (the "Declaration") recorded at Instrument #2020-0004512 in the Real Property Records of Kaufman County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about February 16, 2022 at Instrument #2022-0006434.

5. **The Name and Mailing Address of Managing Agent.** The Association's managing agent is:

SBB Management Company, LLC.
12801 N. Central Expressway, Suite 1401

Dallas, TX 75243

6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is d.macziewski@sbbmanagement.com.

7. Website for the Association. The website for the Association is www.sbbmanagement.com.

8. Resale Certificates: Resale Certificates may be requested by contacting SBB Management Company, LLC at 972-960-2800 or a.becherer@sbbmanagement.com. The cost of a Resale Certificate is \$375.00. The cost of an Administration Fee is \$275.00. The cost of a Resale Certificate update is \$75.00. The Rush Fees to expedite a Resale Certificate delivery in advance of a 10-business day requirement are as follows: a) 1 business day is \$300.00; b) 3 business days is \$200.00; and c) 5 business days is \$100.00. The cost of a Statement of Account is \$150.00. The cost of a Compliance Inspection Fee (optional) is \$125.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Oakmont Estates Property Owners' Association, Inc., a Texas non-profit corporation

By:

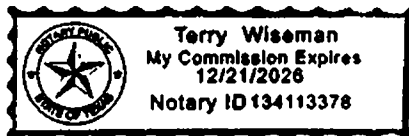


Authorized Representative for
Oakmont Estates Property Owners' Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 7th day of March, 2023 by Vanessa Burck for Oakmont Estates Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature