

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE CROSSING AT FOSSIL CREEK OWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent of The Crossing at Fossil Creek Owners 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 The Crossing at Fossil Creek.
2. Name of Association: The name of the Association is The Crossing at Fossil Creek Owners Association.
3. Recording Data for the Subdivision:
 - a. Plat [Phases 1A & 1B] recorded on August 25, 2000, in Cabinet A, Slides 6081-6082, under Instrument No. D200191134, of the Plat Records of Tarrant County, Texas;
 - b. Plat [Phase 2 North and South Tracts] recorded on July 20, 2001, under Instrument No. D201169728, of the Plat Records of Tarrant County, Texas;
 - c. Plat [Phase 3] recorded on January 31, 2002, under Instrument No. D202030401, of the Plat Records of Tarrant County, Texas;
 - d. Plat [Phase 3, Tracts 1 & 2] recorded on May 31, 2002, under Instrument No. D202148546, of the Plat Records of Tarrant County, Texas;
 - e. Plat [Phase 4] recorded on August 30, 2002, under Instrument No. D202242571, of the Plat Records of Tarrant County, Texas; and
 - f. Plat [Phase 5] recorded on August 30, 2002, under Instrument No. D202242565, of the Plat Records of Tarrant County, Texas.

4. Recording Data for the Declaration*:

- a. Declaration of Covenants, Conditions and Restrictions for The Crossing at Fossil Creek recorded on January 29, 2001, as Instrument No. D201019752, of the Official Public Records of Tarrant County, Texas;
- b. Amendment of Annexation of Phase 2 & Correction Amendment Declaration of Covenants, Conditions and Restrictions for The Crossing at Fossil Creek recorded on December 7, 2001, as Instrument No. D201302395, of the Official Public Records of Tarrant County, Texas;
- c. The Crossing at Fossil Creek Amendment of Annexation of Phase 3 Amendment of Constructions Specifications recorded on June 27, 2002, as Instrument No. D202177221, of the Official Public Records of Tarrant County, Texas;
- d. The Crossing at Fossil Creek Amendment of Annexation of Phase 3 Amendment of Constructions Specifications recorded on June 28, 2002, as Instrument No. D202178612, of the Official Public Records of Tarrant County, Texas; and
- e. The Crossing at Fossil Creek Amendment of Annexation of Phases 4 & 5 recorded on January 16, 2003, at Instrument No. D203022436, of the Official Public Records of Tarrant County, Texas

5. Name and mailing address of the Association: The name and mailing address of the Association is The Crossing at Fossil Creek Owners 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.
8. 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
Working Capital Fund Contribution	At least 1/6 th of the Lot's Annual Assessment, to be collected on the closing of the sale of the Lot

*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.

THE CROSSING AT FOSSIL CREEK OWNERS 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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 17 day of July, 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.

Terry Wiseman
Notary Public in and for the State of Texas

