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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Kleinwood Maintenance Fund, Inc.

RP-2025-146328
04/21/2025 RP2 \$29.00

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:** Kleinwood
2. **Name of the Association:** Kleinwood Maintenance Fund, Inc.
3. **Recording Data for the Subdivision:**
Kleinwood Maintenance Fund, Inc. Section 1 according to the map or plat recorded in the document File Number D883729 Volume Number 206028 Film Code 162221551. Kleinwood Maintenance Fund, Inc. Section 2 according to the map or plat recorded in the document File Number E949301 Volume Number 242107 Film Code 152171405. Kleinwood Maintenance Fund, Inc. Section 2A according to the map or plat recorded in the document File Number P868543 Volume Number 359136 Film Code 097771999, Official Public Records of Harris County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Document F461850, Official Public Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**
Kleinwood Maintenance Fund, 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
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

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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.

Vanessa Burch

By Vanessa Burch, Managing Agent for Kleinwood Maintenance Fund, Inc.
Duly Authorized Agent
Signed: March 25, 2025

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STATE OF TEXAS §

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COUNTY OF HARRIS §

Dallas (S)

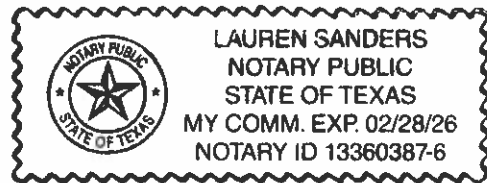
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Lauren Sanders

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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



<Notary Stamp Above>

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:35:17 PM

Monday, April 21, 2025



COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas

Monday, April 21, 2025



COUNTY CLERK
HARRIS COUNTY, TEXAS