

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

Pine Ridge Estates Homeowners 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:** Pine Ridge Estate, HOA
2. **Name of the Association:** Pine Ridge Estates Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
Pine Ridge Estates, Phase 1, according to the plat recorded in the document 00-0014791, Pine Ridge Estates, Phase 2, according to the plat recorded in the document 00-0014798, Pine Ridge Estates, Phase 3A, according to the plat recorded in the document 2001-00-49803, Pine Ridge Estate, Phase 3B, according to the plat recorded in the document 2001-0139650, Pine Ridge Estates, Phase 3C, according to the plat recorded in the document 2001-01311636, Pine Ridge Estates, Phase 3D, according to the plat recorded in the document 2002-0188062, Official Public Records of Collin County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Document 00-0006508, Official Public Records of Collin County, Texas.
5. **Name and Mailing Address of the HOA:**
Pine Ridge Estates Homeowners 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
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 Collin

, 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 Pine Ridge Estates Homeowners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF COLLIN

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This Instrument was signed before me on 3-25-2025 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

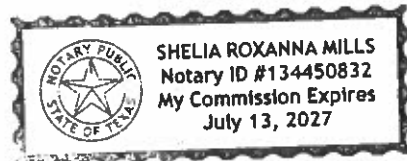
Shelia Roxanna Mills

Notary Public in and for the State of Texas

Notary Printed Name: SHELIA ROXANNA MILLS

My Commission Expires: 7-13-2027

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



<Notary Stamp Above>



VG-22-2025-2025000047457

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000047457

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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.

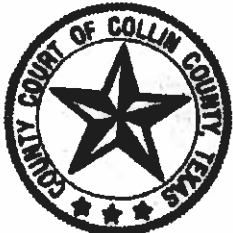
File Information:

Document Number: 2025000047457
Receipt Number: 20250421001093
Recorded Date/Time: April 21, 2025 03:51 PM
User: Natascha M
Station: Station 1

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N. CENTRAL EXPRESSWAY, SUITE 1401

DALLAS TX 75243



**STATE OF TEXAS
Collin County**

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 Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX