

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
GLOBAL SHENANDOAH PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of Global Shenandoah Property Owners Association, Inc., 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 Vision Park.
2. Name of Association: The name of the Association is Global Shenandoah Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. **Global Frontage Tract** - 3 Parcels being 1.0189 acres, 1.3989 acres and 1.2356 acres, and being Restricted Reserves "A", "B" and "C", respectively, of Commercial Reserves at Vision Park, a subdivision recorded under Cabinet Z, Sheets 3844 and 3845, of the Map Records of Montgomery County, Texas;
 - b. **Global Unimproved Tract** - 4.155 acres of land situated in the William McDermott Survey, Abstract No. 389, Montgomery County, Texas, being all of Restricted Reserved "A" of the Final Plat Willowpark Office Subdivision at Vision Park, a subdivision as shown on Map or Plat recorded under Cabinet Z, Sheets 988 and 989, of the Map Records of Montgomery County, Texas, and being a portion of that certain 5.5062 acres of land described in deed and recorded in the Official Public Records of Montgomery County, Texas, under County Clerk's File Number 2006-001551; and
 - c. **SJVH Tract** - 1.1581 acres in Restricted Reserve "D" of Commercial Reserves at Vision Park, a subdivision recorded under Cabinet Z, Sheets 3844 and 3845 of the Map Records of Montgomery County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for Global Shenandoah Center recorded as Document No. 2012-066749, in the Official Public Records of Montgomery County, Texas; and

- b. Amended and Restated Covenants, Conditions and Restrictions for Global Shenandoah Center recorded as Document No. 2016064428, in the Official Public Records of Montgomery County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Global Shenandoah Property Owners Association, Inc., 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


*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.

**GLOBAL SHENANDOAH PROPERTY OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation**

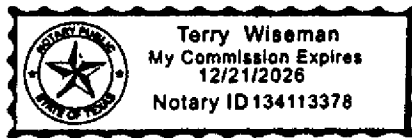
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

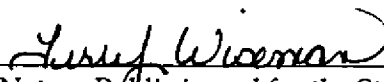
By: 
Vanessa Burch, President

*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 §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 24 day of April, 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.




Notary Public in and for the State of Texas

E-FILED FOR RECORD

05/12/2025 11:16AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

05/12/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas