

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
WOODWAY PLACE II CONDOMINIUM ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Woodway Place II Condominium Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is Woodway Place II.
2. Name of Association: The name of the Association is Woodway Place II Condominium Association.
3. Location of the Condominium: The Condominium is located in Houston, Texas.
4. Recording Data for the Declaration:
 - a. Condominium Declaration for Woodway Place II recorded on July 1, 1982, under Clerk's File No. H514514, in Volume 125, Page 34, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - b. Amendment to Condominium Declaration for Woodway Place II recorded on March 28, 1989, under Clerk's File No. M095912, in Volume 157, Page 32, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - c. Amendment to Condominium Declaration for Woodway Place II recorded on May 1, 1989, under Clerk's File No. M140641, in Volume 157, Page 42, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - d. Amendment to Condominium Declaration for Woodway Place II recorded on June 8, 1989, under Clerk's File No. M189211, in Volume 157, Page 46, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - e. Amendment to Condominium Declaration for Woodway Place II recorded on October 24, 1991, under Clerk's File No. N378395, in Volume 161, Page 144, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - f. Amendment to Condominium Declaration for Woodway Place II recorded on February 22, 1996, under Clerk's File No. R798309, in Volume 169, Page 082, in the Condominium Records of the Official Public Records of Harris County, Texas; and

g. Amendment to Condominium Declaration for Woodway Place II recorded on May 10, 1996, under Clerk's File No. R920004, in Volume 170, Page 036, in the Condominium Records of the Official Public Records of Harris County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Woodway Place II Condominium 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.sbbmanagment.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
Replacement Fund Assessment	Two (2) months of the Monthly Maintenance Assessment in effect at the time of purchase of the Unit

*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.

WOODWAY PLACE II CONDOMINIUM ASSOCIATION
a Texas nonprofit corporation

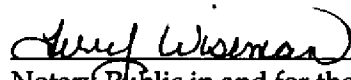
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

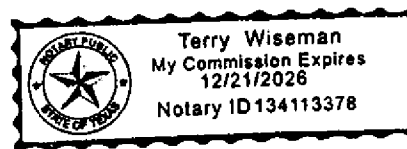
By: 
Vanessa Burch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. 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 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.


Notary Public in and for the State of Texas



RP-2025-305570

RP-2025-305570
Pages 4
08/05/2025 08:47 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-305570