

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE GATE PROPERTY OWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent of The Gate 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 The Gate.
2. Name of Association: The name of the Association is The Gate Property Owners Association, Inc.
3. Recording Data for the Subdivision:

Being all of The Gate, Block A, Lots 1 through 20, according to the Plat recorded in Volume 2016, Pages 211-215, of the Map Records of Collin County, Texas, and part of that tract of land described in Special Warranty Deed to IGO-USA LP, as recorded in Document No. 20131220001665330, and including Lot 1 and part of Lot 2, Block A, of the Revised Conveyance Plat of Univest Addition, Block A, Lots 1 and 2 and Block B, Lot 1, according to the Plat recorded in Volume 2010, Page 98, of the Official Public Records of Collin County, Texas, and that certain tract of land situated in the James Bolin Survey, Abstract No. 32, and the Collin County School Land No. 6 Survey, Abstract No. 149, and being part of those 20.457 acre and 1.335 acre tracts of land described in Special Warranty Deeds to IGO-Frisco 1 LLC as recorded in Document Nos. 20121227001635890 and 20121227001635900, respectively, of the Official Public Records of Collin County, Texas.

4. Recording Data for the Declaration\*:

Amended and Restated Master Declaration of Covenants, Conditions and Restrictions recorded as Document No. 20160923001280990, of the Official Public Records of Collin County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is The Gate 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](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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 Assessment [Article IV, Section 4.08 of Declaration]	Allocable Assessment Share x Total Amount of Regular and Special Assessments in the fiscal year in which the sale or transfer of the Lot or Owner's ownership interest occurs

\*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 GATE PROPERTY OWNERS ASSOCIATION, INC.  
 a Texas nonprofit corporation

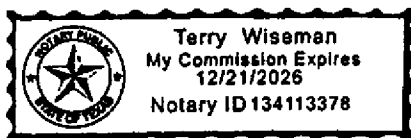
By: **SBB MANAGEMENT COMPANY, LLC,**  
 its Managing Agent

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 7 day of May, 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



Texas Real Estate Commission

Direct Line: (512) 936-3000

HOA Website: [www.hoa.texas.gov](http://www.hoa.texas.gov)

Email Address: [information@trec.texas.gov](mailto:information@trec.texas.gov)

### Letter of Authorization

I, Terry Wiseman, on behalf of  
(Print Your Name)

the The Gate Property Owners Association, Inc. (POA)  
(Name of Property Owners' Association)

give authorization to the following representative to obtain access to the POA's online account with the Texas Real Estate Commission:

Name of Representative: Steptoe & Johnson, PLLC

Name of Contact Person (if representative is entity): Tori McConnell

Email Address: Tori.McConnell@Steptoe-johnson.com

Phone Number: 469-920-8253

**By signing this letter, I represent and warrant that I have the authority to grant the authorization herein on behalf of the POA.**

Sincerely,

Signature: Terry Wiseman

Title: Operations Coordinator

Date: 05/06/2025

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

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**Instrument Number:** 2025000058157

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 12, 2025 02:33 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 2025000058157

Receipt Number: 20250512000396

Recorded Date/Time: May 12, 2025 02:33 PM

User: Devon O

Station: Workstation cck165

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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

