

**Walker County  
Kari A. French  
Walker County Clerk**

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**Instrument Number:** 107220

ERecordings-RP

NOTICE

Recorded On: April 14, 2025 12:58 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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:**

Instrument Number: 107220  
Receipt Number: 20250414000011  
Recorded Date/Time: April 14, 2025 12:58 PM  
User: Brenda L  
Station: Recording01

**Record and Return To:**

CSC Global



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE RANCHES AT ROYAL PINES PROPERTY OWNERS' ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF WALKER       §

The undersigned, being the Managing Agent of The Ranches at Royal Pines 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 Ranches at Royal Pines.
2. **Name of Association:** The name of the Association is The Ranches at Royal Pines Property Owners' Association, Inc.
3. **Recording Data for the Subdivision:**

Plat of The Ranches at Royal Pines Subdivision recorded November 30, 2021, in Volume 7, Page 115, in the Plat Records of Walker County, Texas.

4. **Recording Data for the Declaration\*:**

Declaration of Protective Covenants, Condition, Restrictions, Easements, Charges, and Liens for The Ranches at Royal Pines Subdivision, Walker County, Texas, recorded on December 3, 2021, as Document No. 2021-74647, of the Real Property Records of Walker County, Texas.

5. **Name and mailing address of the Association:** The name and mailing address of the Association is The Ranches at Royal Pines 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

\*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 RANCHES AT ROYAL PINES PROPERTY OWNERS' ASSOCIATION, INC.,** a Texas nonprofit corporation

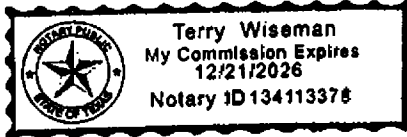
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

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 10 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.



Terry Wiseman  
Notary Public in and for the State of Texas