


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
FOUNDER'S PARC HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
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COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Founder's Parc Homeowners 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 Eulesse Founder's Parc Addition.
2. Name of Association: The name of the Association is Founder's Parc Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Eulesse Founders Parc Addition being 57.238 Acres out of the A.J. Huitt Survey, Abstract No. 684, an addition to the City of Eulesse, Tarrant County, Texas according to the Plat recorded on June 20, 2018, as Document No. D218135216 of the Real Property Records, Tarrant County, Texas.
 - b. Eulesse Founders Parc Addition Lot 1, Block Q and Lot A, Block W, being all of Lot 1, Block Q and Lot A, Block W Eulesse Founders Parc Addition recorded in Instrument No. D218135216 of the Plat Records of Tarrant County, Texas and being 14.051 Acres Situated in the A.J. Huitt Survey, Abstract Number 684, City of Eulesse, Tarrant County, Texas according to the Plat recorded on January 10, 2019, as Document No. D219005524 of the Real Property Records, Tarrant County, Texas.
 - c. Replat of all of Lot A, Block H; Lots 1-11 and A, Block I; Lots 1-5 & A, Block J; Lot 1, Block R; Lots 1 & A, Block S; Lots 1, 2 & A, Block T; Lot A, Block U; Lot A, Block V Eulesse Founders Parc Addition Recorded in Instrument No. D218135216, Plat Records of Tarrant County, Texas and all of Lot 1, Block Q and Lot A, Block W Eulesse Founders Parc Addition recorded in Instrument No. D219005524, Plat Records of Tarrant County, Texas and being 29.482 Acres situated in the A.J. Huitt Survey, Abstract Number 684 City of Eulesse, Tarrant County, Texas according to the Plat recorded on May 11, 2020, as Document No. D220106387 of the Real Property Records, Tarrant County, Texas.

4. Recording Data for the Declaration*:

- a. Declaration of Covenants, Conditions and Restrictions for the Founder’s Parc, recorded on February 26, 2018, as Instrument No. D18040460 of the Real Property Records, Tarrant County, Texas.
- b. First Amendment to Declaration of Detention/Retention Easement and Maintenance Agreement and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Founder’s Parc, recorded on January 11, 2019, as Instrument No. D219007044 of the Real Property Records, Tarrant County, Texas.
- c. Amended and Restated Declaration of Detention/Retention Easement and Maintenance Agreement, recorded on November 11, 2021, as Instrument No. D221348910 of the Real Property Records, Tarrant County, Texas.
- d. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Founder’s Park Commercial Property Owners’ Association recorded on November 30, 2021, as Instrument No. D221348873 of the Real Property Records, Tarrant County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Founder’s Parc Homeowners 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 Managing Agent: The name and contact information for the Managing Agent of the Association is SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243. Phone Number: (972) 960-2800 EXT. 3363 Email Address: v.burch@sbbmanagement.com.

7. The Association’s Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com

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	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00
Working Capital Contribution (Townhome Lots)	The greater of \$750.00 or 1/3 of the current Annual Regular Assessment
Working Capital Contribution (Detached Residence)	The greater of \$500.00 of 1/3 of the current Annual Regular Assessment

*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.

FOUNDER'S PARC HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

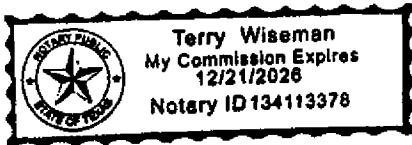
By: SBB Management Company, LLC, its Managing Agent

By: Pamela Cartwright
Name: Pamela Cartwright
Title: Corporate Controller

*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 §
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COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 17 day of November, 2023, personally appeared Pamela Cartwright, Managing Agent for the Founder's Parc Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman
Notary Public in and for the State of Texas