

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**Kingsridge Estates Homeowners Association, Inc.**

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In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

- 1. Name of the Subdivision:** Kingsridge Addition
- 2. Name of the Association:** Kingsridge Estates Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:**
  - a. Kingsridge Addition, a 24.69 acre tract, being part of the J. Edmonds Survey, Abstract No. 457 situated in the City of Fort Worth, Tarrant County, Texas according to the map or plat thereof recorded as Instrument No. D203167062 in the Deed Records of Tarrant County, Texas on May 9, 2003.
  - b. Kingsridge Addition, a 12.76 acre tract, being part of the J. Edmonds Survey, Abstract No. 457 situated in the City of Fort Worth, Tarrant County, Texas according to the map or plat thereof recorded as Instrument No. D204131325 in the Deed Records of Tarrant County, Texas on April 30, 2004.
  - c. Kingsridge Addition, a 16.49 acre tract, being part of the J. Edmonds Survey, Abstract No. 457 situated in the City of Fort Worth, Tarrant County, Texas according to the map or plat thereof recorded as Instrument No. D204396292 in the Deed Records of Tarrant County, Texas on December 23, 2004.
  - d. Kingsridge Addition, a 46.81 acre tract, being part of the J. Edmonds Survey, Abstract No. 457 situated in the City of Fort Worth, Tarrant County, Texas according to the map or plat thereof recorded as Instrument No. D206085836 in the Deed Records of Tarrant County, Texas on March 24, 2006.
  - e. Kingsridge Addition, a 2.53 acre tract, being part of the J. Edmonds Survey, Abstract No. 457 situated in the City of Fort Worth, Tarrant County, Texas according to the map or plat thereof recorded as Instrument No. D20633046 in the Deed Records of Tarrant County, Texas on October 20, 2006.
- 4. Recording Data for the Declaration and the Declaration Amendments:**
  - a. Amended and Restated Declaration of Covenants, Conditions & Restrictions with Joinder by Legacy/Monterey Homes, L.P., recorded on December 16, 2003, as Document No. D203460207 of the Real Property Records, Tarrant County, Texas.
  - b. Amended and Restated Declaration of Covenants, Conditions & Restrictions with Joinder by Legacy /Monterey Homes, L.P., recorded on December 12, 2005, as Document No. D205367053 of the Real Property Records, Tarrant County, Texas. (re-recorded to correct Exhibit A)
- 5. Name and Mailing Address of the HOA:**

Kingsridge Estates Homeowners Association, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243
- 6. Name, Mailing Address, Phone Number and Email for designated representative:**

SBB Management Company, LLC  
2801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243

972-960-2800

[support@sbbmanagement.com](mailto:support@sbbmanagement.com)

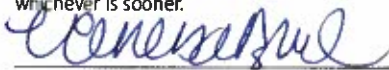
**7. Website Address for Accessing Dedicatory Instruments:**

[www.sbbmanagement.com](http://www.sbbmanagement.com) use the "find my community" search bar to locate the community webpage

**8. Fees charged by Association related to property transfer:**

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00
- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Collin, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By Vanessa Burch, Managing Agent for Kingsridge Estates Homeowners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF COLLIN §

This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

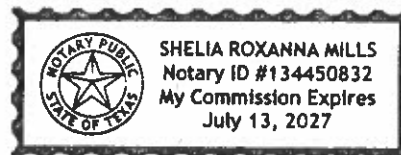


Notary Public in and for the State of Texas

Notary Printed Name: SHELIA ROXANNA MILLS

My Commission Expires: 7-13-2027

AFTER RECORDING RETURN TO:  
SBB Management Company, LLC  
12801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243



<Notary Stamp Above>



\*VG-22-2025-2025000047494\*

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

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**Instrument Number:** 2025000047494

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 2025000047494  
Receipt Number: 20250421001093  
Recorded Date/Time: April 21, 2025 03:51 PM  
User: Natascha M  
Station: Station 1

**Record and Return To:**

SBB MANAGEMENT COMPANY LLC  
12801 N. CENTRAL EXPRESSWAY, SUITE 1401  
  
DALLAS TX 75243



**STATE OF TEXAS**  
**Collin County**

**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