

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
CRESTRIDGE MEADOWS LAVON HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Crestridge Meadows Lavon 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 Crestridge Meadows.
2. Name of Association: The name of the Association is Crestridge Meadows Lavon Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Final Plat of Crestridge Meadows Phase One recorded on September 28, 2020, as Document No. 20200928010003730, of the Official Public Records of Collin County, Texas; and
 - b. Final Plat of Crestridge Meadows Phase Two recorded on November 18, 2021, as Document No. 20211118010004120, of the Official Public Records of Collin County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions, and Restrictions for Crestridge Meadows recorded on January 15, 2021, as Document No. 20210115000097270, of the Official Public Records of Collin County, Texas;
 - b. Amendment to the Declaration of Covenants, Conditions, and Restrictions for Crestridge Meadows recorded on March 12, 2021, as Document No. 20210312000500460, of the Official Public Records of Collin County, Texas; and
 - c. Amendment to the Declaration of Covenants, Conditions, and Restrictions for Crestridge Meadows recorded on March 15, 2022, as Document No. 20220315000416190, 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 Crestridge Meadows Lavon 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 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.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
Reserve Fund Contribution	\$150.00, but may be increased annually by the Board by an additional amount equal to up to 50% of the Contribution collected in the prior calendar year

*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.

**CRESTRIDGE MEADOWS LAVON HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

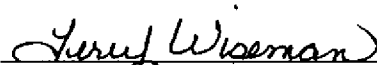
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

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 September, 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



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

Instrument Number: 2025000116370

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 11, 2025 12:49 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000116370
Receipt Number: 20250911000387
Recorded Date/Time: September 11, 2025 12:49 PM
User: Natascha M
Station: Station 6

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