PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

ANTOINE NORTHWEST PROPERTY OWNER'S ASSOCIATION, INC.

STATE OF TEXAS §

COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Antoine Northwest Property Owner's 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 Antoine Northwest Section One.
- 2. <u>Name of Association</u>: The name of the Association is Antoine Northwest Property Owner's Association, Inc.
- 3. Recording Data for the Subdivision:

Plat of Antoine Northwest, Section One, recorded on November 27, 2007, as File No. 20070698816, Film Code RP052092683 and DDC-Design Eight Limited Subdivision, recorded under Harris County File Code No. F53204, in the Map Records of the Official Public Records of Harris County, Texas.

- 4. Recording Data for the Declaration*:
 - Declaration of Covenants, Conditions, Restrictions and Easements recorded on February 15, 2008, as Document No. 20080075654, of the Official Public Records of Harris County, Texas; and
 - b. Declaration of Restrictive Use Covenant recorded on February 27, 2024, as File No. RP-2024-66981, of the Official Public Records of Harris County, Texas.
- 5. Name and mailing address of the Association: The name and mailing address of the Association is Antoine Northwest Property Owner's Association, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
- 6. <u>The Contact Information for the Association's Designated Representative</u>: 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

^{*}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.

ANTOINE NORTHWEST PROPERTY OWNER'S ASSOCIATION, INC., a Texas nonprofit corporation

By: SBB MANAGEMENT COMPANY, LLC, its Managing Agent

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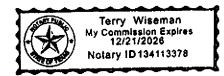
Vanessa Burch, President

*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 §

Notary Public in and for the State of Texas



RP-2025-275941
Pages 4
07/16/2025 03:13 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

OF HARRY COUNTY, LINDOV & SICK

Linishin Hudgelth COUNTY CLERK HARRIS COUNTY, TEXAS