

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR THE
EMORY PARK HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the GLEN LAKES HOMEOWNERS ASSOCIATION, INC, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Emory Park was filed on April 21, 2016, and is recorded as Instrument No. 20160421000479050 in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision is Emory Park Phase One and Emory Park Phase Two.
2. **Name of the Association.** The name of the Association is the Emory Park Homeowners Association, Inc.
3. **Recording Data for the Subdivision.** The recording data for the plats of the subdivision are as follows: (i) EMORY PARK PHASE ONE, an Addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 216, Page 257, Map Records, Collin County, Texas; and (ii) EMORY PARK PHASE TWO, an Addition to the

City of Frisco, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 216, Page 784, Map Records, Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20160421000479050 in the Official Public Records of Collin County, Texas.

5. **Mailing Address.** The current mailing address for the Association is c/o SBB Management Company, 12801 N Central Expressway Suite 1401, Dallas, TX 75243.

6. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is SBB Management Company, 12801 N Central Expressway Suite 1401, Dallas, TX 75243; telephone 972-960-2800; and email address is emailus@sbbmanagement.com.

7. **Website.** The Association's website may be found at www.sbbmanagement.com (use "find my community" search bar to locate community).

8. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as standard resale certificate fee; (ii) \$30.00 as resale certificate update fee; (iii) rush fees: (a) 1 business day - \$250.00; (b) 3 business days - \$175.00; and (c) 5 business days - \$1250.00; (iv) \$225.00 as lender questionnaire fee; and (v) \$275.00 as administrative transfer fee.

9. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the SBB Management Company, 12801 N Central Expy., Suite 1401, Dallas, TX 75243; telephone 972-960-2800;

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**EMORY PARK HOMEOWNERS
ASSOCIATION, INC.**

a Texas non-profit corporation

By: _____

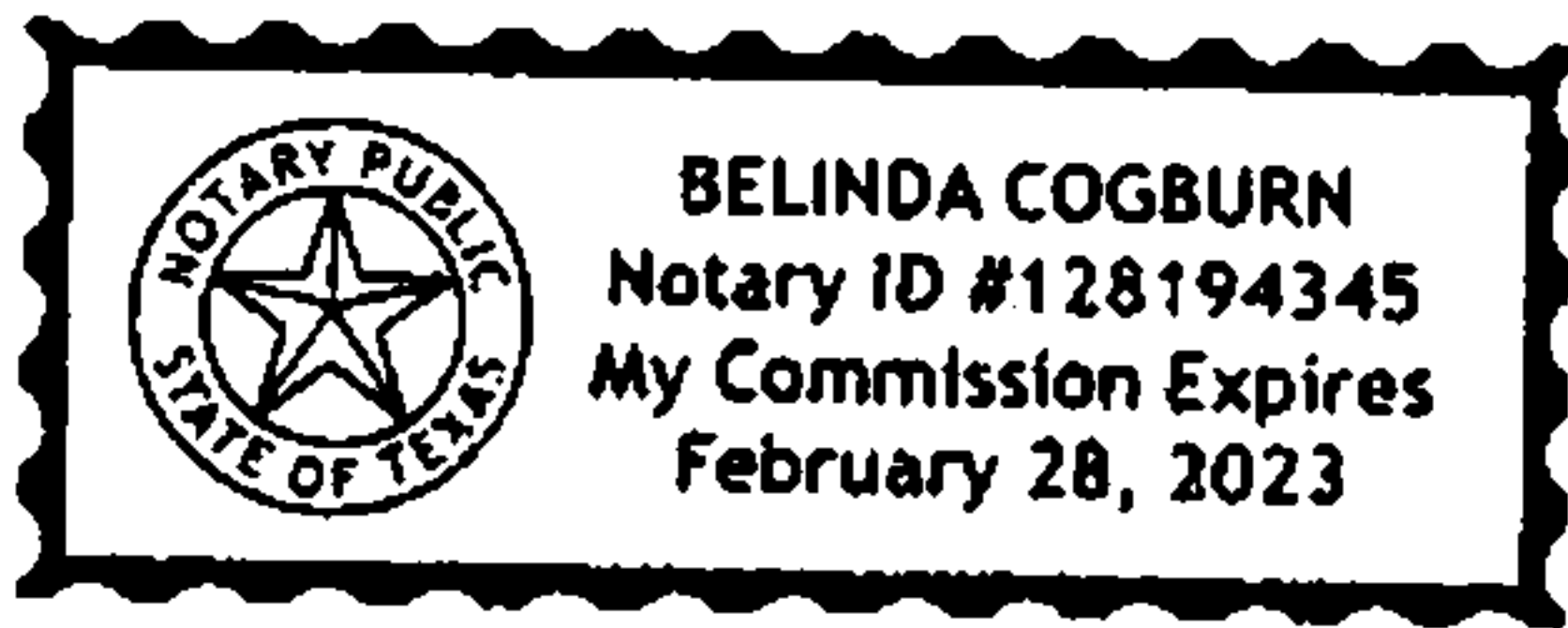


David Guy, Community Manager

Agent for Emory Park HOA

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 28th day of September, 2021, by David Guy, Community Manager, for Emory Park Homeowners Association, Inc., a Texas non-profit corporation.



Belinda Coghburn
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/05/2021 02:53:38 PM
\$34.00 CARLA
20211005002040150

Stacey Kemp