



VG-342-2025-40404

**Denton County
Juli Luke
County Clerk**

Instrument Number: 40404

Real Property Recordings

MISCELLANEOUS

Recorded On: April 17, 2025 01:50 PM

Number of Pages: 3

" 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: 40404
Receipt Number: 20250417000310
Recorded Date/Time: April 17, 2025 01:50 PM
User: Kerry H
Station: Station 4

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N CENTRAL EXPRESSWAY STE 1401

DALLAS TX 75243



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

Oakmont Country Club Estates Property Owners Association

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:** Oakmont Country Club Estates
- 2. Name of the Association:** Oakmont Country Club Estates Property Owners Association
- 3. Recording Data for the Subdivision:**

Briar Glen, according to the final plat recorded in the document 96-R0068827, Fairway Estates, according to the final plat recorded in the document 95-R0018452, Fairway Vista, according to the final plat recorded in the document 98-R0109885, Larkapur at Oakmont, Phase 1, according to the plat recorded in the document OG-R00J8157, Larkapur at Oakmont, Phase 2, according to the plat recorded in the document 2015-3, Oakmont Estates, Section 1, according to the plat recorded in the document 80-R0012142, Oakmont Estates, Section 2, according to the plat recorded in the document 86-R0012236, Oakmont Estate, Section 3, according to the plat recorded in the document 85-R0051843, The Knoll at Oakmont, Phase 1A, according to the plat recorded in the document 95-R0012047, The Knoll at Oakmont, Phase 1B, according to the plot recorded in the document 95-R0036892, The Knoll at Oakmont, Phase 1C, according to the plot recorded in the document 95-R0054310, The Knoll at Oakmont, Phase 2, according to the plat recorded in the document 97-R0088392, Windsor Ridge, Phase 1, according to the plat recorded in the document 97-R0088392, Windsor Ridge, Phase 2, according to the plat recorded in the document 98-R0080897, Windsor Ridge, Phase 3, according to the plat recorded in the document 99-R0111373, Windsor Ridge, Phase 2 Addition, according to the plat recorded in the document 00-R0082998, Braewood at Oakmont, according to the plat recorded in the document 00-R0011148, Braewood at Oakmont, Phase 2, according to the plat recorded in the documents 2002-R0136477, Braewood at Oakmont, Phase 3, according to the plat recorded in the document 2002-R0138478, Wynstone at Oakmont, Phase 1, according to the plat recorded in the document 00-R0033176, Wynstone at Oakmont, Phase 2, according to the plat recorded in the document 2000-R0114258, Wynstone at Oakmont, Amenity Center, according to the plat recorded in the document 00-R0052616, Green of Oakmont, according to the final plat recorded in the document 05-R0084777, Villas on the Fairway, according to the final plat recorded in the document 98-R0047331, Official Public Records of Denton County, Texas.

- 4. Recording Data for the Declaration and the Declaration Amendments:**
Documents 94-R0082216, Official Public Record of Denton County, Texas
- 5. Name and Mailing Address of the HOA:**
Oakmont Country Club Estates Property Owners Association 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

7. Website Address for Accessing Dedicatory Instruments:

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
- Capitalization Fees - \$250.00

This management certificate is filed of record in DENTON, 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 Oakmont Country Club Estates Property Owners Association

Duly Authorized Agent

Signed: March 25, 2025

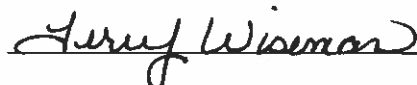
STATE OF TEXAS §

§

COUNTY OF DENTON §

Dallas TX

This Instrument was signed before me on 03/26/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

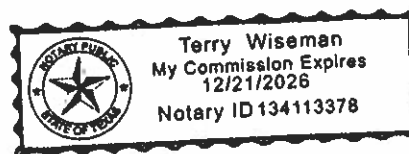


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/31/2026

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



<Notary Stamp Above>