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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Wimbledon Champions HOA

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:** Wimbledon Champions
2. **Name of the Association:** Wimbledon Champions HOA
3. **Recording Data for the Subdivision:**

a. Wimbledon Champions, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 350031, SAVE AND EXCEPT Reserve B of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

b. Wimbledon Champions, Section One (1), Partial Replat, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 356119 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

c. Wimbledon Champions, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 366062 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

d. Wimbledon Champions, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 437127 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

e. Wimbledon Champions Estates, Section One (1), a Partial Replat of Wimbledon Champions, Section One (1), a subdivision in Harris N County, Texas, according to the map or plat thereof, recorded under Film Code No. 357124 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

f. Wimbledon Champions Estates, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 387104 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

g. Wimbledon Champions Estates, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 390074 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

h. Wimbledon Champions Estates, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 668050 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

i. Wimbledon Champions Gardens, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 359076 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

j. Wimbledon Champions Gardens Replat, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 386140 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

k. Wimbledon Champions Gardens Estates, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 392047 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

l. Wimbledon Champions Parks, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 441136 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

m. Wimbledon Champions Parks, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 503074 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 100

4. Recording Data for the Declaration and the Declaration Amendments:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions Wimbledon Champions, Section One.
- (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (4) Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (7) Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (8) Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (9) Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section One.
- (10) First Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Section 1 Pertaining to the Annexation of Wimbledon Champions Gardens.
- (11) Second Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section I Pertaining to the Annexation of Wimbledon Champions, Section I
- (12) Third Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section I Pertaining to the Wimbledon Champions Estates, Section Two, Wimbledon Champions Estates, Section Three, and Wimbledon Champions Garden Estates.
- (13) Fourth Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section I Pertaining to the Wimbledon Champions, Section Three.
- (14) Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section I Pertaining to the Wimbledon Champions Parks, Section One.
- (15) Sixth Supplement to the Declaration of Covenants, Conditions and Restrictions of Wimbledon Champions, Section I Pertaining to the Wimbledon Champions Parks, Sec. 2.

b. Recording Information:

- (1) Harris County Clerk's File No. N442376.
- (2) Harris County Clerk's File No. N940069.
- (3) Harris County Clerk's File No. P501844.
- (4) Harris County Clerk's File No. R761694.
- (5) Harris County Clerk's File No. T357255.
- (6) Harris County Clerk's File No. T620663.
- (7) Harris County Clerk's File No. U554004.
- (8) Harris County Clerk's File No. 20140457018.
- (9) Harris County Clerk's File No. 20140467175.
- (10) Harris County Clerk's File No. P803306.
- (11) Harris County Clerk's File No. R411069.
- (12) Harris County Clerk's File No. S476412.
- (13) Harris County Clerk's File No. U248365.
- (14) Harris County Clerk's File No. U334397.

(15) Harris County Clerk's File No. V604129.

5. Name and Mailing Address of the HOA:

Wimbledon Champions HOA 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

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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

This management certificate is filed of record in Harris, 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.



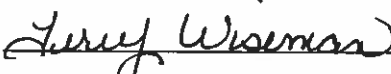
By Vanessa Burch, Managing Agent for Wimbledon Champions HOA
Duly Authorized Agent
Signed: March 25, 2025

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STATE OF TEXAS §

§
Dallas
COUNTY OF ~~HARRIS~~ §

This Instrument was signed before me on 03/23/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

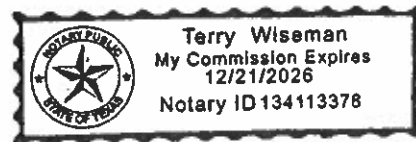


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>