



\*VG-364-2025-202500079584\*

Dallas County  
John F. Warren  
Dallas County Clerk

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**Instrument Number:** 202500079584

Real Property Recordings

Recorded On: April 18, 2025 10:41 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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: 202500079584  
Receipt Number: 20250418000294  
Recorded Date/Time: April 18, 2025 10:41 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

SBB MANAGEMENT COMPANY  
12801 N CENTRAL EXPY STE 1401  
  
DALLAS TX 75243



**STATE OF TEXAS  
Dallas County**

**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 Dallas County, Texas**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Colonnade at Turtle Creek Homeowners Association

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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:** The Colonnade at Turtle Creek
2. **Name of the Association:** Colonnade at Turtle Creek Homeowners Association
3. **Recording Data for the Subdivision:**
4. **Recording Data for the Declaration and the Declaration Amendments:**
  1. Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on July 15, 2004 as Instrument No. 200402974048, in the Deed Records, Dallas County, Texas.
  2. First Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on January 14, 2005, and recorded on January 18, 2005, as Instrument No. 200503209167, in the Deed Records, Dallas County, Texas.
  3. Second Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on April 27, 2005, as Instrument No. 200503333031, in the Deed Records, Dallas County, Texas.
  4. Third Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on November 23, 2005, as Instrument No. 200503S95371, in the Official Public Records, Dallas County, Texas.
  5. Fourth Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on May 5, 2006, as Instrument No. 200600166232, in the Official Public Records, Dallas County, Texas.
  6. Corrected Second Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on July 31, 2006, as Instrument No. 200600277736, in the Official Records, Dallas County, Texas.
  7. Fifth Amendment to Declaration and Master Deed- The Colonnade at Turtle Creek Condominiums, filed of record on February 21, 2007, as Instrument No. 20070065339, in the Official Public Records, Dallas County, Texas.
5. **Name and Mailing Address of the HOA:**

Colonnade at Turtle Creek Homeowners 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:**

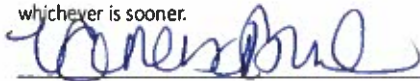
SBB Management Company, LLC  
2801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243  
972-960-2800  
[support@sbbmanagement.com](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**

[www.sbbmanagement.com](http://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 Dallas, 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 Colonnade at Turtle Creek Homeowners Association

Duly Authorized Agent

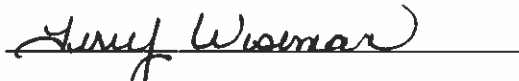
Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF DALLAS §

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.

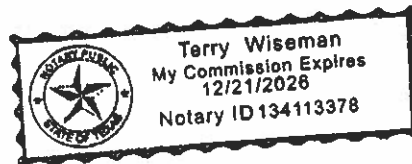


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>