

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
GLEN ABBEY HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Glen Abbey Homeowners 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 Glen Abbey Addition.
2. Name of Association: The name of the Association is Glen Abbey Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Final Plat Glen Abbey recorded on October 16, 2000, as Document No. 200001168052, of the Real Property Records of Dallas County, Texas;
 - b. Final Plat Glen Abbey Phase 3 recorded on December 11, 2000, as Document No. 200001224038, of the Real Property Records of Dallas County, Texas;
 - c. Final Plat Glen Abbey Phase 4 recorded on December 11, 2000, as Document No. 200001224089, of the Real Property Records of Dallas County, Texas;
 - d. Final Plat Glen Abbey Phase 5 recorded on August 29, 2003, as Document No. 200302508779, of the Real Property Records of Dallas County, Texas;
 - e. Final Plat Glen Abbey Phase 6 recorded on September 17, 2001, as Document No. 200101532396, of the Real Property Records of Dallas County, Texas;
 - f. Final Plat Glen Abbey Phase 7 recorded on March 8, 2002, as Document No. 200201741853, in Volume 2002047, Page 75, of the Real Property Records of Dallas County, Texas;
 - g. Final Plat Glen Abbey of Ash Bluff No. 2 recorded on January 13, 2006, as Document No. 200600015083, of the Real Property Records of Dallas County, Texas;
 - h. Final Plat Glen Abbey of Ash Bluff recorded on March 9, 2006, as Document No. 200600086306, of the Real Property Records of Dallas County, Texas;
 - i. Final Plat Glen Abbey - Brinker Place recorded on June 15, 2007, as Document No. 20070214968, of the Real Property Records of Dallas County, Texas;
 - j. Final Plat Glen Abbey of Ash Bluff recorded on April 7, 2009, as Document No. 200900098652, of the Real Property Records of Dallas County, Texas; and

- k. Final Plat Glen Abbey Doshier recorded on December 3, 2021, as Document No. 202100361234, of the Real Property Records of Dallas County, Texas.

4. Recording Data for the Declaration*:

- a. Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on September 22, 2000, as Document No. 200001142746, in Volume 2000186, Page 4029, of the Real Property Records of Dallas County, Texas;
- b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on October 10, 2000, as Document No. 200001162302, in Volume 2000197, Page 2534, of the Real Property Records of Dallas County, Texas;
- c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on November 30, 2000, as Document No. 200001197221, in Volume 2000221, Page 3528, of the Real Property Records of Dallas County, Texas;
- d. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on November 30, 2000, as Document No. 200001213814, in Volume 2000232, Page 5042, of the Real Property Records of Dallas County, Texas;
- e. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on February 19, 2001, as Document No. 200101288259, in Volume 2001034, Page 4195, of the Real Property Records of Dallas County, Texas;
- f. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 9, 2001, as Document No. 200101340339, in Volume 2001069, Page 2509, of the Real Property Records of Dallas County, Texas;
- g. Supplemental Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 29, 2005, as Document No. 200503336000, in Volume 2005084, Page 00342, of the Real Property Records of Dallas County, Texas;
- h. Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 29, 2005, as Document No. 200503336000, in Volume 2005084, Page 367, of the Real Property Records of Dallas County, Texas;
- i. Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on July 21, 2005, as Document No. 200503440923, in Volume 2005142, Page 6503, of the Real Property Records of Dallas County, Texas;
- j. Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on February 16, 2006, as Document No. 200600058650, of the Real Property Records of Dallas County, Texas;

- k. Ninth Amendment and Second Supplemental Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on December 13, 2006, as Document No. 200600458986, of the Real Property Records of Dallas County, Texas;
 - l. Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on June 20, 2007, as Document No. 20070221739, of the Real Property Records of Dallas County, Texas;
 - m. Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on December 30, 2008, as Document No. 20080401447, of the Real Property Records of Dallas County, Texas; and
 - n. Twelfth Amendment to the Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on May 4, 2022, as Document No. 202200125861, of the Real Property Records of Dallas County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Glen Abbey Homeowners Association, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Designated Representative: 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: v.burch@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com.
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	\$275.00
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
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00
Capitalization Fee	\$200.00

*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.

GLEN ABBEY HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

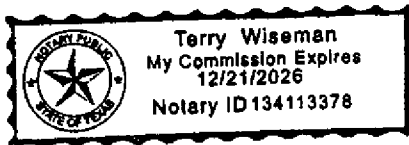
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent


By: 
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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 12 day of February, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500030550

eRecording - Real Property

Recorded On: February 14, 2025 08:45 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202500030550
Receipt Number: 20250213000896
Recorded Date/Time: February 14, 2025 08:45 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.