



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
JORDAN RANCH DUETS TOWNHOME ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent of Jordan Ranch Duets Townhome 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 Jordan Ranch Duets.
2. Name of Association: The name of the Association is Jordan Ranch Duets Townhome Association, Inc.
3. Recording Data for the Subdivision:

Jordan Ranch, Section Forty-Two (42), a subdivision in Fort Bend County, Texas, according to the map or plat recorded on September 13, 2022, under Clerk's File No. 20220214, of the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

Declaration of Covenants, Conditions and Restrictions for Jordan Ranch Duets recorded on March 13, 2024, as Instrument No. 2024023114, of the Official Public Records of Fort Bend County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Jordan Ranch Duets Townhome 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: support@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at www.sbbmanagement.com. Please use the "Find My Community" search bar to locate the community webpage.
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	\$340.00
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
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00
Capitalization Fee	100% of Current Annual Assessment Rate

*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.

JORDAN RANCH DUETS TOWNHOME ASSOCIATION, INC.
a Texas nonprofit corporation

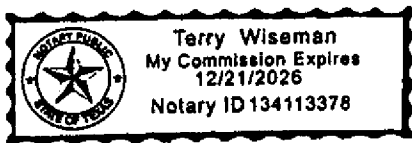
By: SBB MANAGEMENT COMPANY, LLC,
its Managing Agent

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 §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 7 day of May 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.



Terry Wiseman
Notary Public in and for the State of Texas