

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
Wakefield Homeowners Association Inc.

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:** Wakefield Heights
2. **Name of the Association:** Wakefield Homeowners Association Inc.
3. **Recording Data for the Subdivision:**
 - a. Wakefield Heights is a phased addition to the City of Burleson, Johnson County, Texas according to the plat of Phase 1 recorded on June 23, 2004, as Document No. 2004-328, Plat Records, Johnson County, Texas.
 - b. Wakefield Heights is a phased addition to the City of Burleson, Johnson County, Texas according to the plat of Phase 2 recorded on December 29, 2005, as Document No. 2005-609, Plat Records, Johnson County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - a. Declaration of Covenants, Conditions & Restrictions for Wakefield, recorded on September 27, 2005, as Document No. 2005-34092 of the Real Property Records, Johnson County, Texas.
 - b. First Annexation to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wakefield Heights, recorded on February 22, 2006, as Document No. 2006-6903 of the Real Property Records of Johnson County, Texas.
 - c. Second Annexation to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on June 27, 2006, as Document No. 2006-26097 of the Real Property Records of Johnson County, Texas.
 - d. Third Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on August 8, 2008, as Document No. 2008-30901 of the Real Property Records of Johnson County, Texas.
 - e. Fourth Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on January 11, 2011, as Document No. 2011-969 of the Real Property Records of Johnson County, Texas.
5. **Name and Mailing Address of the HOA:**

Wakefield Homeowners Association Inc. 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:**

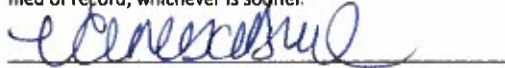
SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com
7. **Website Address for Accessing Dedicatory Instruments:**

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

This management certificate is filed of record in Johnson, 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 Wakefield Homeowners Association Inc.

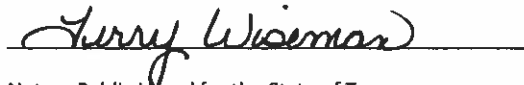
Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

Dallas §
COUNTY OF JOHNSON §

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

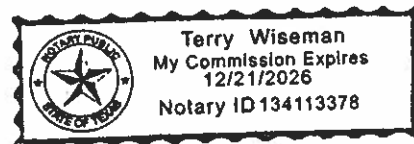


Notary Public in and for the State of Texas

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>



"VG-105-2025-11329"

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2025 - 11329

Real Property Recordings

Recorded On: April 22, 2025 08:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2025 - 11329
Receipt Number: 20250422000044
Recorded Date/Time: April 22, 2025 08:23 AM
User: Susan L

Record and Return To:

SBB MANAGEMENT CO LLC
12801 N CENTRAL EXPRESSWAY SUITE 1401

Station: ccl06

DALLAS TX 75243



STATE OF TEXAS

Johnson 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 Johnson County, Texas**

April Long
Johnson County Clerk
Johnson County TX

April Long