

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### **MANAGEMENT CERTIFICATE**

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 Island at Enchanted Bay

2. **Name of the Association:** The Island at Enchanted Bay

3. **Recording data for the Subdivision:** The Island at Enchanted Bay, according to the plat recorded in the document D204014737, The Island at Enchanted Bay, according to the amended plat recorded in the document D204109140, Official Public Records of Tarrant County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Document D20407599002, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** The Island at Enchanted Bay c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, Tx 75243

6. **Name, mailing address, phone number & email for designated representative:**

SBB Management Company, LLC  
12801 N. Central Expressway Suite 1401 Dallas, Tx 75243  
972-960-2800  
support@sbbmanagement.com

7. **Website address where all dedicatory instruments can be found:**

www.sbbmanagement.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Administration Fee \$245

Resale Certificate: \$375

Resale Certificate Update: \$75


Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

1 business day: \$300 / 3 Business days: \$200 / 5 Business days: \$100

Statement of Account: \$150

Compliance Inspection Fee (optional): \$125

This management certificate is filed of record in Tarrant County, 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: Jeremy Clark, Managing Agent for The Island at Enchanted Bay, Duly  
Authorized Agent  
Signed: September 16, 2021

**AFTER RECORDING RETURN TO:**

**SBB Management Company, LLC**  
**12801 N. Central Expressway**  
**Suite 1401 Dallas, Tx 75243**

STATE OF TEXAS

§  
§  
§

COUNTY OF TARRANT

This instrument was signed before me on 9/16/21, and it was acknowledged that this instrument was signed by Jeremy Clark for the purposes and intent herein expressed.

  
Notary Public in and for the State of Texas  
Notary Printed Name: Adam Clark

My Commission Expires: November 4, 2023

