

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HARPER LANDING HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Harper Landing 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 Harper Landing Addition.
2. Name of Association: The name of the Association is Harper Landing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Final Plat of Harper Landing Addition recorded on August 18, 2017, as Document No. 20170818010003990, in Volume 2017, Page 672, in the Plat Records of the Official Public Records of Collin County, Texas; and
 - b. Replat of Lots 17A- 20A, Block A, Harper Landing Addition, recorded on April 22, 2022, as Document No. 20220422010001640, in the Plat Records of the Official Public Records of Collin County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions, Restrictions and Easements for All Phases of Harper Landing attached as Exhibit "F" to the Development Agreement recorded on October 29, 2018, as Document No. 20181029001343430, of the Official Public Records of Collin County, Texas; and
 - b. Memorandum of Understanding and Clarification Applicable to Declaration of Covenants, Conditions, Restrictions and Easements for All Phases of Harper Landing dated March 24, 2021, recorded as Document No. 20210324000590190, of the Official Public Records of Collin County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Harper Landing 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: 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

*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.

HARPER LANDING HOMEOWNERS ASSOCIATION, INC.
 a Texas nonprofit corporation

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

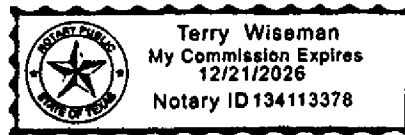
By: 
 Vanessa Burch, President

*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 §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 22 day of September 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



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000124874

eRecording - Real Property

CERTIFICATE

Recorded On: September 29, 2025 04:19 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000124874
Receipt Number: 20250929001053
Recorded Date/Time: September 29, 2025 04:19 PM
User: Janice H
Station: Station 3

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX