

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BRADBURY FOREST HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Bradbury Forest Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas ("**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Name of Subdivision: The name of the subdivision is Bradbury Forest.
2. Name of Association: The name of the Association is Bradbury Forest Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Bradbury Forest, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 519037 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 586045 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 522202 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 581286 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 580203 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 663217 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 677429 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688169 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 694336 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698259 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Bradbury Forest, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 707406 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Bradbury Forest.
- (7) Declaration of Annexation (Bradbury Forest, Section 2).
- (8) Declaration of Annexation (Bradbury Forest, Sections 4 and 5).

- (9) Declaration of Annexation (Bradbury Forest, Section 6).
- (10) Declaration of Annexation (Bradbury Forest, Section 7).
- (11) Declaration of Annexation (Bradbury Forest, Sections 8 and 9).
- (12) Confirmation of Annexation (Bradbury Forest, Section 10).
- (13) Declaration of Annexation (±15.383 Acres) [Bradbury Forest, Section 11].

b. Recording Information:

- (1) Harris County Clerk's File No. V545337 and re-recorded under Clerk's File No. V855667.
- (2) Harris County Clerk's File No. RP-2016-192307.
- (3) Harris County Clerk's File No. RP-2018-52356.
- (4) Harris County Clerk's File No. RP-2019-341125.
- (5) Harris County Clerk's File No. RP-2021-227176.
- (6) Harris County Clerk's File No. RP-2025-132687.
- (7) Harris County Clerk's File No. Y266522.
- (8) Harris County Clerk's File No. X590429.
- (9) Harris County Clerk's File No. 20140254881.
- (10) Harris County Clerk's File No. 20140254913.
- (11) Harris County Clerk's File No. RP-2017-371174.
- (12) Harris County Clerk's File No. RP-2022-274948.
- (13) Harris County Clerk's File No. RP-2021-600142.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bradbury Forest Homeowners Association, Inc. c/o SBB Management Company, LLC, 6630 Cypresswood Drive #100, Spring, Texas 77379.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: SBB Management Company, LLC. Address: 6630 Cypresswood Drive #100, Spring, Texas 77379. Phone No.: 281.857.6027. Email Address: support@sbbmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: owner.sbbmanagement.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 195.00

Transfer Fee	\$ 340.00
Statement of Account	\$ 195.00
Compliance Inspection Fee	\$ 168.00
Rush Fee	\$300.00 1 Business Day; \$200.00 3 Business Days; \$100.00 5 Business Days
Cap Fee (Section 6)	The Cap Fee for Bradbury, Section 6 for 2025 is \$300.00. Some exemptions apply. For future years, the Cap Fee amount must be confirmed with the Association.
Cap Fee (Section 7)	The Cap Fee for Bradbury, Section 7 for 2025 is \$300.00. Some exemptions apply. For future years, the Cap Fee amount must be confirmed with the Association.
Cap Fee (Section 8)	The Cap Fee for Bradbury, Section 8 for 2025 is \$300.00. Some exemptions apply. For future years, the Cap Fee amount must be confirmed with the Association.
Cap Fee (Section 9)	The Cap Fee for Bradbury, Section 9 for 2025 is \$300.00. Some exemptions apply. For future years, the Cap Fee amount must be confirmed with the Association.
Cap Fee (Section 11)	The Cap Fee for Bradbury, Section 11 for 2025 is \$300.00. Some exemptions apply. For future years, the Cap Fee amount must be confirmed with the Association.

Executed on this 14 day of April, 2025.

**BRADBURY FOREST HOMEOWNERS
ASSOCIATION, INC.**

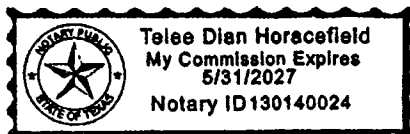
By: SBB Management Company, LLC,
Managing Agent

By: Jordan Guidry
Printed: Jordan Guidry
Its: Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or to report all information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 14 day of April, 2025 personally appeared Jordan Guidry Managing Agent of SBB Management Company, LLC, Managing Agent of Bradbury Forest Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

RP-2025-136867
Pages 6
04/15/2025 08:07 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-136867