

Mary Louise Nicholson
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:** Villages of Bear Creek Owners Association, Inc.
2. **Name of the Association:** Villages of Bear Creek Owners Association, Inc.
3. **Recording data for the Subdivision:** Villages of Bear Creek, according to the plat recorded in the document D196160341, Villages of Bear Creek, according to the plat recorded in the document D199115627, Villages of Bear Creek, according to the plat recorded in the document D201227069, Villages of Bear Creek, according to the plat recorded in the document D204162526, Villages of Bear Creek, Phase 1, according to the plat recorded in the document D202144102, Villages of Bear Creek, Phase 2, according to the plat recorded in the document D204083867, Official Public Records of Tarrant County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents located in Volume 7591, Page 1899, and Volume 7609, Page 1231, and Volume 7636, Page 1280, and Volume 7693, Page 1262, and Volume 17, Page 53, and Volume 11342, Page 1116 and Volume 12406, Page 2005 and, D206133744, D206352931, D208179312, D2083
5. **Name and mailing address of the Association:** Villages of Bear Creek Owners Association, Inc. c/o SBB Community Management, 12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
6. **Name, mailing address, phone number & email for designated representative:**
SBB Community Management
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:**
<https://sbbmanagement.com/>, use the "Owner/Resident Portal" link to log in to your community's portal to locate the community dedicatory instruments
8. **Fees charged by Association related to a property transfer:**
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer: \$275

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: Drew Sanders, Managing Agent for Villages of Bear Creek Owners Association, Inc., Duly Authorized Agent
Signed: March 22, 2022

AFTER RECORDING RETURN TO:

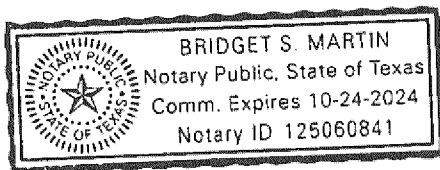
**SBB Community Management
12801 N. CENTRAL
EXPRESSWAY Suite 1401 Dallas,
TX 75243**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was signed before me on NOV 22, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin
Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Unofficial Copy