

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
TRAILS OF MARINE CREEK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Trails of Marine Creek 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 Trails of Marine Creek.
2. Name of Association: The name of the Association is Trails of Marine Creek Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Trails of Marine Creek being 40.784 Acres, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded on January 14, 2005, as Document No. D205015551 of the Real Property Records, Tarrant County, Texas.
 - b. Lots 9-31, 9X, Block 2; Lots 1-43, Block 3; and Lots 22-50, 50X Block 4 according to the Plat recorded on July 20, 2018, as Document No. D218160485 of the Real Property Records, Tarrant County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for the Trails of Marine Creek, recorded on June 17, 2004, as Instrument No. D204190010 of the Real Property Records, Tarrant County, Texas.
 - b. Amendment to the Declaration of Covenants, Conditions and Restrictions for The Trails of Marine Creek, recorded on August 23, 2018, as Instrument No. D218188681 of the Real Property Records, Tarrant County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Trails of Marine Creek 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 Managing Agent: The name and contact information for the Managing Agent of the Association is SBB Management Company,

LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243. Phone Number: (972) 960-2800 EXT. 3363 Email Address: v.burch@sbbmanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.sbbmanagement.com
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	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00

*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.

TRAILS OF MARINE CREEK HOMEOWNERS ASSOCIATION,
INC.
a Texas nonprofit corporation

By: SBB Management Company, LLC, its Managing Agent

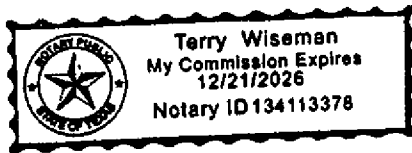
By: Vanessa Burch
Name: Vanessa Burch
Title: President


*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 §
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COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 20 day of October, 2023, personally appeared Vanessa Burch Managing Agent for the Trails of Marine Creek

Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas