

2
PDAME
2

RP-2025-146326
04/21/2025 RP2 \$29.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Northridge Park HOA, Inc

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:** NORTHRIDGE PARK

(5)
lee

2. **Name of the Association:** Northridge Park HOA, Inc

3. **Recording Data for the Subdivision:**

Northridge Park, Section One, plat recorded under County Clerk's File No. U967098 of the Map Records of Harris County, Texas;

Northridge Park, Section Two, being a tract or parcel containing 17.779 acres (774,447 square feet) of land situated in the H.T. & B.R.R. Co. Survey, Section 8, Abstract Number 1618, Harris County, Texas; being out of and a part of Unrestricted Reserve "B", Block 2 of North view Park- Section Three, a subdivision of record in Volume 335, Page 104, Harris County Map Records, Harris County, Texas, and being out of and a part of that tract conveyed to Reddy Greensbrook, Ltd., by deed recorded under Harris County Clerk's File Number T153879, Harris County, Texas; said 17.779 acre tract being more particularly described in Exhibit "A" of the Declaration of Annexation Northridge Park, Section Two (2) recorded under Clerk's File No. V41087; and

Northridge Park, Section Three, plat recorded under Clerk's File No. U967099 of the Map Records of Harris County, Texas.

4. **Recording Data for the Declaration and the Declaration Amendments:**

Declaration of Covenants, Conditions and Restrictions for Northridge Park, Section One (1) and Section Three (3), Harris County, Texas, recorded June 4, 2001, under Clerk's File No. V091573 and Film Code No. 540 67-0322;

Declaration of Annexation, Northridge Park Section Two (2), Harris County, Texas, recorded November 8, 2001, under Clerk's File No. V410847; Supplement to Governing Documents, including Resolution Regarding Enforcement of Restrictive Covenants, Architectural Guidelines Rules and Regulations, recorded under Clerk's File No. W300863; Supplement to Governing Documents, including Resolution of Bylaw Amendment, recorded under Clerk's File No. Y698701; Appointment of Agent and Trustee, recorded under Clerk's File No. Z041402; Supplement to Governing Documents, including Statutory Policies and Guidelines, Second Amendment to Bylaws, and Park Rules, recorded under Clerk's File No. 20110539490.

5. **Name and Mailing Address of the HOA:**

Northridge Park HOA, Inc c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

6. **Name, Mailing Address, Phone Number and Email for designated representative:**

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

lee

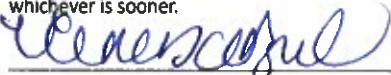
7. **Website Address for Accessing Dedicatory Instruments:**

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

8. Fees charged by Association related to property transfer:

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00
- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Harris, 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.

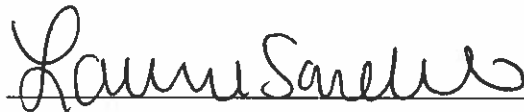

By Vanessa Burch, Managing Agent for Northridge Park HOA, Inc
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

§
COUNTY OF ^{Dallas} ~~HARRIS~~ ^{LS} §

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

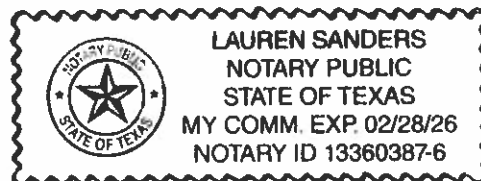


Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders

My Commission Expires: 2/28/26

AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>

FILED FOR RECORD

3:35:17 PM

Monday, April 21, 2025

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

