



\*VG-342-2025-40406\*

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 40406**

Real Property Recordings

MISCELLANEOUS

Recorded On: April 17, 2025 01:50 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* 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: 40406  
Receipt Number: 20250417000310  
Recorded Date/Time: April 17, 2025 01:50 PM  
User: Kerry H  
Station: Station 4

**Record and Return To:**

SBB MANAGEMENT COMPANY LLC  
12801 N CENTRAL EXPRESSWAY STE 1401  
  
DALLAS TX 75243



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

PROPERTY OWNERS' ASSOCIATION  
**MANAGEMENT CERTIFICATE**  
*for*  
Two Sunset Pointe Homeowners Association, Inc.

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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:** Two Sunset Pointe HOA
2. **Name of the Association:** Two Sunset Pointe Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**

The recording data for the subdivision is as follows;

Two Sunset Pointe Ph. 1 - Instrument No. 183130, November 6, 2003, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.2 - Instrument No. 208443, December 31, 2003, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.3 - Instrument No. 2003- 208446, December 31, 2003, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.4- Instrument No. 2003- 208445, December 31, 2003, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.5 - Instrument No. 2004- 83548, June 25, 2004, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.6 - Instrument No. 2005- 48215, April 26, 2005, Real Property Records of Denton County, Texas.

Amended Two Sunset Pointe Ph.6-Instrument No. 2005- 6 1403, May 24, 2005, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph. 7-Instrument No. 2006- 56298, May 11 , 2006, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.8-Instrument No. 2007-108207, September 7, 2007, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph. 10-Instrument No. 2005- 108300, August 30, 2005 Real Property Records of Denton County Texas.

Two Sunset Pointe Ph. 11-Instrument No. 2004- 8355 1, June 25, 2004, Real Property Records of Denton County Texas.

Two Sunset Pointe Ph. 12-Instrument No. 2006- 351 67, March 28, 2006, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph. 12A-Instrument No. 2005- 10830 I , August 30, 2005, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.13-Instrument No. 2004- 83552, June 25, 2004, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.14-Instrument No. 2005- 58978, May 18, 2004, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.15-Instrument No. 2005- 70013, June J 3, 2005, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.16-Instrument No. 2007- 134026, November 14, 2007, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph. 17-Instrument No. 2007- 68648, June 12, 2007, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.18-Instrument No. 2007- 68649, June 12, 2007,Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.19A-Instrument No. 2008-113421, October 17, 2008, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.19B-Instrument No. 2010- 122, July 2, 2010, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph. 19C-Instrument No. 2011- 124, June 30, 2011, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.20A-Instrument No. 113432, October 17, 2008, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.20B-Instrument No. 2010- 171 , September 30, 2010, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.21-Instrument No. 2011- 178, September 23, 2011 , Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.23A-Instrument No. 2006- 16243, February 10, 2006, Real Property Records of Denton County, Texas.

Two Sunset Pointe Ph.24A-Instrument No. 2015- 344, September 3, 2015, Real Property Records of Denton County, Texas.

Dominion at Lakeview Sunset Pointe Ph. 23- Instrument No. 2012- 202, September 6, 2012, Real Property Records of Denton County, Texas.

Dominion at Lakeview Sunset Pointe Ph. 25-Instrument No. 2014-77, May 23, 2014, Real Property Records of Denton County, Texas.

Dominion at Lakeview Sunset Pointe Ph. 27-Instrument No. 2015-98 May 19, 2015, Real Property Records of Denton County, Texas.

Enclave at Lakeview Sunset Pointe Ph. 22-Instrument No. 2012- 203 , September 6, 2012, Real Property Records of Denton County, Texas.

Enclave at Lakeview Sunset Pointe Ph. 24-Instrument No. 2013-50, February 21, 2013, Real Property Records of Denton County, Texas.

Enclave at Lakeview Sunset Pointe Ph. 26-Instrument No. 2014- 178, May 23, 2014, Real Property Records of Denton County, Texas.

Enclave at Lakeview Sunset Pointe Ph. 28-Instrument No. 2015- 445, November 24, 2015, Real Property Records of Denton County, Texas.

Enclave at Lakeview Sunset Pointe Ph. 29-Instrument No. 2015- 446, November 24, 2015, Real Property Records of Denton County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Sunset Pointe, recorded September 17, 2003, in Volume 5419 Page 6465 as Instrument 2003-R01 56536 (or 2003- 156536) of the Real Property Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 11, 2003, as Instrument 2003-200359 of the Real Property Records of Denton County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 9, 2004 as Instrument 2004-0 176438, in Volume 58 12, Page 0 1781 of the Real Property Records of Denton County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded on October 5, 2004 as Instrument 2004-1 30748 of the Real Property Records of Denton County, Texas.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded February 6, 2007 as Instrument 2007- 14945 of the Real Property Records of Denton County, Texas.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 6, 2007, as Instrument 2007-14 1310 of the Real Property Records of Denton County, Texas.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded February 26, 2008, as Instrument Number 2008- 19679 of the Real Property Records of Denton County, Texas.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded October 15, 2008, as Instrument Number 2008- 112466 of the Real Property Records of Denton County, Texas.

Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded May 17, 2010, as Instrument Number 46801 of the Real Property Records of Denton County, Texas.

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

Two Sunset Pointe Homeowners Association, 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](mailto:support@sbbmanagement.com)

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

[www.sbbmanagement.com](http://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
- Capitalization Fees: \$150.00

This management certificate is filed on record in Denton, 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.

X *Vanessa Burch*

By Vanessa Burch, Managing Agent for Two Sunset Pointe Homeowners Association, Inc.  
Duly Authorized Agent

STATE OF TEXAS §

§  
COUNTY OF Dallas §  
Denton §

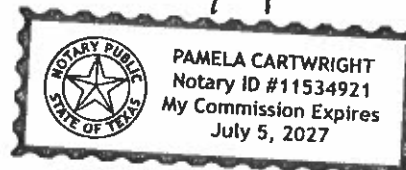
This Instrument was signed before me on 3/25/21 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

X *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright

My Commission Expires: 7/5/27



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

<Notary Stamp Above>