



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE SHOPS AT PARKWAY LAKES PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent of The Shops at Parkway Lakes Property Owners 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 The Shops at Parkway Lakes.
2. Name of Association: The name of the Association is The Shops at Parkway Lakes Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Being a 12.328 acre (537,028 square foot) tract of land out of the Joel E. McCrary Survey, A-403, Fort Bend County, Texas, being out of that land conveyed to MRPL Retail Partners, Ltd., as recorded under Fort Bend County Clerk's File No. 2007135297, of the Plat Records of Fort Bend County, Texas; and
  - b. Restricted Reserve "A", in Block One (1) of Parkway Lakes Shops, Section Two (2), according to the map or plat recorded under Plat No. 20100069, of the Plat Records of Fort Bend County, Texas.
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Restrictions and Easements [for] The Shops at Parkway Lakes recorded as Document No. 2010087769, of the Official Public Records of Fort Bend County, Texas;
  - b. First Amendment to Declaration of Covenants, Restrictions and Easements [for] The Shops at Parkway Lakes recorded as Document No. 2011036385, of the Official Public Records of Fort Bend County, Texas; and
  - c. Second Amendment to Declaration of Covenants, Restrictions and Easements and Written Consent Pursuant to Declaration of Sign Easement [for] The Shops at Parkway Lakes recorded as Document No. 2014032685, of the Official Public Records of Fort Bend County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is The Shops at Parkway Lakes Property Owners 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 Designated Representative: The contact information for the designated representative of the Association is:
- SBB Management Company, LLC  
12801 N. Central Expressway, Suite 1401  
Dallas, Texas 75243  
Phone: (972) 960-2800  
Email: [support@sbbmanagement.com](mailto:support@sbbmanagement.com)
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com). Please use the "Find My Community" search bar to locate the community webpage.
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	\$340.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$360.00
3 Business Day Rush Fee to Expedite a Resale	\$260.00
5 Business Day Rush Fee to Expedite a Resale	\$160.00
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00


\*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.

**THE SHOPS AT PARKWAY LAKES PROPERTY OWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

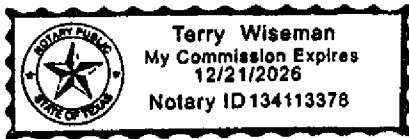
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

By:   
Vanessa Burch, 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           §  
                                      §  
 COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this 7 day of May, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman  
 Notary Public in and for the State of Texas