

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Ponderosa Forest Maintenance Association

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:** Ponderosa Forest Sections 1, 2, 3, 4, and 6
2. **Name of the Association:** Ponderosa Forest Maintenance Association
3. **Recording Data for the Subdivision:**
 - Ponderosa Forest, Section 1, under Clerk's File No. C497833;
 - Ponderosa Forest Section 2, under Clerk's File No. C585698;
 - (3) Ponderosa Forest, Section 3, under Clerk's File No. C867843;
 - (4) Ponderosa Forest, Section 4, under Clerk's File No. D096021;
 - (5) Ponderosa Forest, Section 6, under Clerk's File No. D261193;
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - (1) Amendments to Deed Restrictions of Ponderosa Forest, Section One, recorded under Clerk's File No. N533884;
 - (2) Amendments to Deed Restrictions of Ponderosa Forest, Section Two, recorded under Clerk's File No. N533885;
 - (3) Amendments to Deed Restrictions of Ponderosa Forest, Section Three, recorded under Clerk's File to. P695522;
 - (4) Amendments to Deed Restrictions of Ponderosa Forest, Section Four, recorded under Clerk's file no. P695523;
 - (5) Amendments to Deed Restrictions of Ponderosa Forest, Section Six, recorded under Clerk's File No. N468727.
 - (6) Second Amendment to Deed Restrictions of Ponderosa Forest, Sections One, Two, Three, Four and Six recorded under Clerk's File No. S116500;
 - (7) Payment Plan Policy, under Clerk's File No. 2012-0013591;
 - (8) Records Retention Policy, under Clerk's File No. 2012-0013592;
 - (9) Books and Records Production Policy, under Clerk's File No. 2012-0013590;
 - (10) Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File to. 2012-0013593
 - (11) Escrow Subordination Policy, under Clerk's File No. 2013-0254976;
 - (12) Regulations Regarding Drought-Resistant Landscaping and Water Conserving Turf, under Clerk's File No. 2013-0613160;
 - (13) First Amended Bylaws, Articles of Incorporation, First Articles of Amendment to the Articles of Incorporation, Second Articles of Amendment to the Articles of Incorporation (ATTACHED HERETO);
5. **Name and Mailing Address of the HOA:**
 - Ponderosa Forest Maintenance Association 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

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.

Vanessa Burch

By Vanessa Burch, Managing Agent for Ponderosa Forest Maintenance Association

Duly Authorized Agent

Signed: March 25, 2025

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STATE OF TEXAS §

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Dallas
COUNTY OF 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.

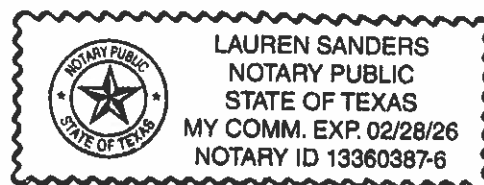
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Lauren Sanders

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

