

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Villas at Waterchase Owners 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:** Villas at Waterchase
2. **Name of the Association:** Villas at Waterchase Owners Association
3. **Recording Data for the Subdivision:**  
Subdivision in Tarrant County, Texas, according to the Map or Plat thereof, recorded on September 13, 2005, in Cabinet A, Slide 10522 of the Plat Records of Tarrant County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Declaration of Covenants, Conditions and Restrictions for Villas at Waterchase recorded on October 28, 2005, as Document No. D205322369, in the Official Public Records of Tarrant County, Texas; and b. Amendment [to Declaration of Covenants, Conditions and Restrictions for Villas at Waterchase recorded on June 12, 2017, as Document No. D2171132378, in the Official Public Records of Tarrant County, Texas.
5. **Name and Mailing Address of the HOA:**  
Villas at Waterchase Owners 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](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



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Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

This management certificate is filed of record in Tarrant, 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.



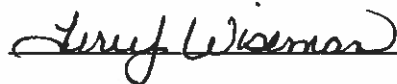
By Vanessa Burch, Managing Agent for Villas at Waterchase Owners Association  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This Instrument was signed before me on 03/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

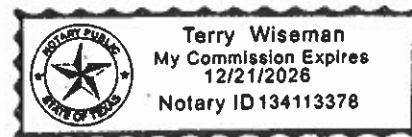


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman


My Commission Expires: 12/21/2026

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



<Notary Stamp Above>



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
04/21/2025 12:38 PM  
D225089237  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 2  
Fees: \$24.00  
  
MARY LOUISE NICHOLSON  
COUNTY CLERK