

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100292285

eRecording - Real Property

Recorded On: September 29, 2021 04:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202100292285
Receipt Number: 20210929001381
Recorded Date/Time: September 29, 2021 04:04 PM
User: Natasha R
Station: CC14

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a faint circular stamp.

MANAGEMENT CERTIFICATE

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:** Grand Prairie Lakewood HOA

2. **Name of the Association:** Grand Prairie Lakewood Homeowners' Association, Inc.

3. **Recording data for the Subdivision:** Grand Prairie Lakewood, Phase 1, according to the plat recorded in Volume 2005153, Page 00062, Grand Prairie Lakewood, Phase 2, according to the plat recorded in Volume 2004199, Page 0015, Grand Prairie Lakewood, Phase 3, according to the plat recorded in Volume 2004232, Page 00032, Grand Prairie Lakewood, Phase 4, according to the plat recorded in Volume 2005182, Page 00026, Grand Prairie Lakewood, Phase 5, according to the plat recorded in Volume 2005182, Page 00024, Grand Prairie Lakewood, Phase 6, according to the plat recorded in Volume 2005182, Page 00028, Official Public Records of Dallas County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents 04-R4901685, D205142600, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Grand Prairie Lakewood Homeowners' Association, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, Tx 75243

6. **Name, mailing address, phone number & email for designated representative:**
SBB Management Company, LLC
12801 N. Central Expressway Suite 1401 Dallas, Tx 75243
972-960-2800
support@sbbmanagement.com

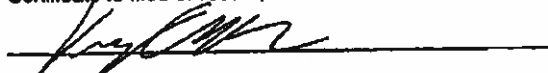
7. **Website address where all dedicatory instruments can be found:**

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

8. **Fees charged by Association related to a property transfer:**

Administration Fee \$245
Working Capital Contribution 100
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
1 business day: \$300 / 3 Business days: \$200 / 5 Business days: \$100
Statement of Account: \$150
Compliance Inspection Fee (optional): \$125

This management certificate is filed of record in Dallas County, 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: Jeremy Clark, Managing Agent for Grand Prairie Lakewood Homeowners' Association, Inc., Duly Authorized Agent
Signed: September 16, 2021

AFTER RECORDING RETURN TO:

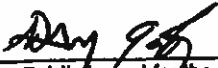
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401 Dallas, Tx 75243

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was signed before me on 9/16/21, and it was acknowledged that this instrument was signed by Jeremy Clark for the purposes and intent herein expressed.



Notary Public in and for the State of Texas
Notary Printed Name: Adam Clark

My Commission Expires: November 4, 2023

