

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

One Preston Lakes Homeowners Association, Inc.

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:** One Preston Lakes
2. **Name of the Association:** One Preston Lakes Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
Plats of One Preston Lakes recorded in the Map or Plat Records of Collin County
Document-Number- 2002-0138294
Document-Number- 2003- 0132120
4. **Recording Data for the Declaration and the Declaration Amendments:**
Declaration Document number 2001- 0132121
5. **Name and Mailing Address of the HOA:**
One Preston Lakes 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
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 Collin, 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 One Preston Lakes Homeowners Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

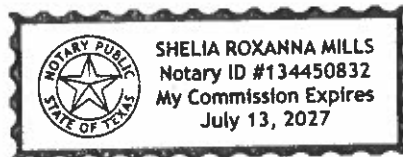
Shelia Roxanna Mills

Notary Public in and for the State of Texas

Notary Printed Name: SHELIA ROXANNA MILLS

My Commission Expires: 7-13-2027

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



<Notary Stamp Above>



VG-22-2025-2025000047476

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000047476

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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.

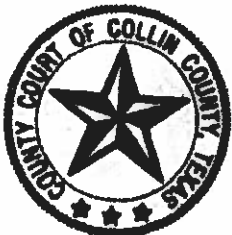
File Information:

Document Number: 2025000047476
Receipt Number: 20250421001093
Recorded Date/Time: April 21, 2025 03:51 PM
User: Natascha M
Station: Station 1

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N. CENTRAL EXPRESSWAY, SUITE 1401

DALLAS TX 75243



STATE OF TEXAS

Collin County

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX