

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
PENINSULA POINT OWNER ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF NAVARRO   §

The undersigned, being the Managing Agent of Peninsula Point Owner 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 Peninsula Point at Richland Chambers.
2. Name of Association: The name of the Association is Peninsula Point Owner Association, Inc.
3. Recording Data for the Subdivision:

Peninsula Point – Richland Chambers Final Plat, recorded on October 28, 2019, as Document No. 2019-00008443, Volume 00009, Page 0015, in the Plat Records of Navarro County, Texas.
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on March 19, 2020, as Document No. 2020-002459 in the Official Public Records of Navarro County, Texas;
  - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on January 7, 2021, as Document No. 2021-000176 in the Official Public Records of Navarro County, Texas; and
  - c. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on December 8, 2021, as Document No. 2021-013359 in the Official Public Records of Navarro County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Peninsula Point Owner 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: [v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.sbbmanagement.com](http://www.sbbmanagement.com).
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	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00

\*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.

**PENINSULA POINT OWNER 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 March, 2024, 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*  
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 Notary Public in and for the State of Texas

FILED ELECTRONICALLY

**THE STATE OF TEXAS  
COUNTY OF NAVARRO**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Navarro County, Texas.

2024-002007 CT

03/08/2024 10:45:35 AM Total Fees: \$33.00

Sherry Dowd, County Clerk  
Navarro County, Texas

A handwritten signature in cursive script that reads "Sherry Dowd".