

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for
Westbrook 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:** Westbrook Lakes (2) M
2. **Name of the Association:** Westbrook Lakes Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
Westbrook Lakes Homeowners Association according to the plat recorded in the following documents: File Number V226701 Volume Number 485074 Film Code 542862310, File Number V958225 Volume Number 518057 Film Code 554360746, Amendment File Number V410133 Volume Number 495127 Film Code 545701940, Amendment File Number W280880 Volume Number 526002 Film Code 560280689, Official Public Records of Harris County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Documents V240449, V773970, W103637, V741683, V773970, Official Public Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**
Westbrook 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 M
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 Westbrook Lakes Homeowners Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025

JB

STATE OF TEXAS §

§
Dallas
COUNTY OF ~~HARRIS~~ §

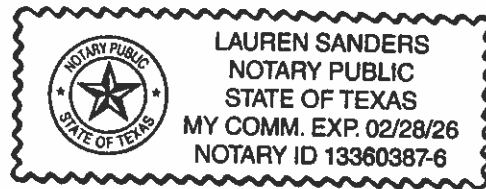
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Lauren Sanders

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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



<Notary Stamp Above>

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.

FILED FOR RECORD

11:07:26 AM

Tuesday, April 22, 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

Tuesday, April 22, 2025

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

