

VG-342-2025-40400

**Denton County
Juli Luke
County Clerk**

Instrument Number: 40400

Real Property Recordings

MISCELLANEOUS

Recorded On: April 17, 2025 01:50 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 40400
Receipt Number: 20250417000310
Recorded Date/Time: April 17, 2025 01:50 PM
User: Kerry H
Station: Station 4

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N CENTRAL EXPRESSWAY STE 1401

DALLAS TX 75243



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Rustic Timbers Homeowners 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:** Rustic Timbers HOA
2. **Name of the Association:** Rustic Timbers Homeowners Association
3. **Recording Data for the Subdivision:**
Rustic Timbers, Phase 1, according to the plat recorded in Cabinet 1..., Pages 1-2, Rustic Timbers, Phase 2, according to the plat recorded in Cabinet M, Pages 173-178 Rustic Timbers, Phase 3, according to the plat recorded in Cabinet O, Pages 38-39, Official Public Records of Denton County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Document 94-0092158, Official Public Records of Denton County Texas.
5. **Name and Mailing Address of the HOA:**
Rustic Timbers Homeowners 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
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 Denton, 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 Rustic Timbers Homeowners Association
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF DENTON §
Dallas

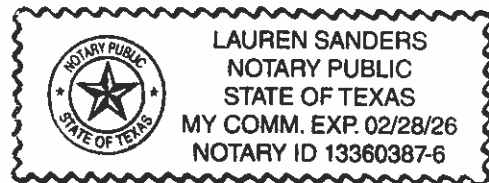
This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Lauren Sanders

Notary Public in and for the State of Texas

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

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



<Notary Stamp Above>