

\*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

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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](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**  
[www.sbbmanagement.com](http://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.

  
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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 LS*

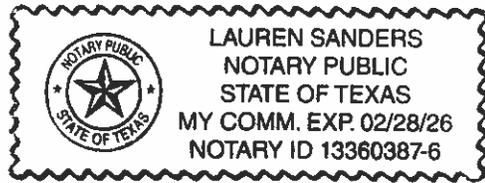
This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

*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>