

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Wylie Lakes Owners 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:** Wylie Lakes
2. **Name of the Association:** Wylie Lakes Owners Association
3. **Recording Data for the Subdivision:**
 - a. Phase 1A of Wylie Lakes- Amended Plat, Wylie Lakes, Phase 1A, recorded on January 31, 2007, as Document No. 20070131010000260, in Cabinet 2007, Slides 36-37, in the Real Property Records of Collin County, Texas, having previously been recorded on November 1, 2006, as Document No. 20061101010004710, in Cabinet 2006, Slide 721, in the Real Property Records of Collin County, Texas;
 - b. Phase 1B of Wylie Lakes- Amended Plat, Wylie Lakes, Phase 1B, recorded on September 12, 2007, as Document No. 20070912010003320, in Cabinet 2007, Slides 498- 499, in the Real Property Records of Collin County, Texas, having previously been recorded on January 31, 2007, as Document No. 20070131010000270, in Cabinet 2007, Slides 38-39, and on November 1, 2006, as Document No. 20061101010004720, in Cabinet 2006, Slide 723, in the Real Property Records of Collin County, Texas;
 - c. Phase 2A of Wylie Lakes- Final Plat of Wylie Lakes Phase 2A recorded on December 12, 2013, as Document No. 20131212010003530, in Cabinet 2013, Slides 543-544, in the Real Property Records of Collin County, Texas;
 - d. Phase 2B of Wylie Lakes- Final Plat of Wylie Lakes, Phase 2B recorded on December 12, 2013, as Document No. 20131212010003540, in Cabinet 2013, Slides 545-546, in the Real Property Records of Collin County, Texas; and
 - e. Phase 2A of Wylie Lakes- Certificate of Correction, Lot 34, Block A, Wylie Lakes, Phase 2A, recorded on May 6, 2015, as Document No. 20150506000526960, in Cabinet 2015, Slide 543, in the Real Property Records of Collin County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**

Declaration of Covenants, Conditions and Restrictions for Wylie Lakes recorded on July 3, 2007, as Document No. 20070703000911700, in the Real Property Records of Collin County, Texas.

Amendments to the Declaration were recorded as follows:

 - a. Correction Amendment of Appendix A Re: Lot 59, Block E, Wylie Lakes Phase 1B, recorded on August 31, 2007, as Document No. 20070831001218210, in the Real Property Records of Collin County, Texas;
 - b. Supplemental Declaration for Phases 2A & 2B of Wylie Lakes recorded on March 11, 2014, as Document No. 20140311000226800, in the Real Property Records of Collin County, Texas; and
 - c. Build-Out Amendment to the Declaration of Covenants, Conditions and Restrictions for Wylie Lakes recorded April 4, 2014, as Document No. 20140404000325490, in the Real Property Records of Collin County, Texas.
5. **Name and Mailing Address of the HOA:**

Wylie Lakes Owners 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

111

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 Wylie Lakes Owners Association
Duly Authorized Agent
Signed: March 25, 2025

202

STATE OF TEXAS §

Dallas §

COUNTY OF HARRIS §

This Instrument was signed before me on 03/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/31/2026

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

3:54:11 PM

Monday, April 21, 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

Monday, April 21, 2025



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS