

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TRINITY WEST COMMUNITY ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent of Trinity West Community 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 Trinity West.
2. Name of Association: The name of the Association is Trinity West Community Association, Inc.
3. Recording Data for the Subdivision:

Being an 18.25 acre tract of land situated in the Enoch Horton Survey, Abstract No. 604 and the L.G. Coombs Survey, Abstract No. 289 and in City Block 7135, and being a portion of lands conveyed to the Dallas Housing Authority in the Deed Records of Dallas County, Texas, as follows:

- a. Plat recorded in Volume 2001177, Page 00036, of the Map Records of Dallas County, Texas;
  - b. Plat recorded in Volume 2001029, Page 02004, of the Map Records of Dallas county, Texas; and
  - c. Plat recorded in Volume 99049, Page 00008, of the Map Records of Dallas County, Texas.
4. Recording Data for the Declaration\*:
    - a. Trinity West Master Covenant [Mixed-Use] recorded on November 3, 2021, as Document No. 202100330580, of the Official Records of Dallas County, Texas; and
    - b. Trinity West Development Area Declaration [Residential] recorded on November 11, 2021, as Document No. 202100340054, of the Official Records of Dallas County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Trinity West Community 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: [support@sbbmanagement.com](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com). Please use the "Find My Community" search bar to locate the community webpage.
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	\$340.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$360.00
3 Business Day Rush Fee to Expedite a Resale	\$260.00
5 Business Day Rush Fee to Expedite a Resale	\$160.00
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00
Working Capital Assessment	\$175.00

\*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.

TRINITY WEST COMMUNITY ASSOCIATION, INC.  
 a Texas nonprofit corporation

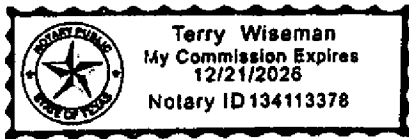
By: **SBB MANAGEMENT COMPANY, LLC,**  
 its Managing Agent

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 May, 2025, 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  
Notary Public in and for the State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500097187

eRecording - Real Property

Recorded On: May 13, 2025 08:20 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 202500097187

Receipt Number: 20250512000302

Recorded Date/Time: May 13, 2025 08:20 AM

User: Javen H

Station: Cc136

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.