

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Wyndfield Homeowners Association, Inc.

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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:** Wyndfield
2. **Name of the Association:** Wyndfield Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
  - Plats of Wyndfield recorded in the Map or Plat Records of Collin County, Texas
    - Document Number 98-0084840
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - Declaration of Wyndfield recorded in the Real Property Records of Collin County, Texas
    - Document Number 98-0084047
    - Document Number 98-0093095
    - First Amendment, Document Number 98-0116180
    - Second Amendment, Document Number- 98-014004
5. **Name and Mailing Address of the HOA:**
  - Wyndfield 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](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 Collin, 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 Wyndfield Homeowners Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS                   §

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COUNTY OF COLLIN           §

This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

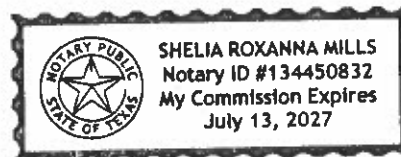
*Shelia Roxanna Mills*

Notary Public in and for the State of Texas

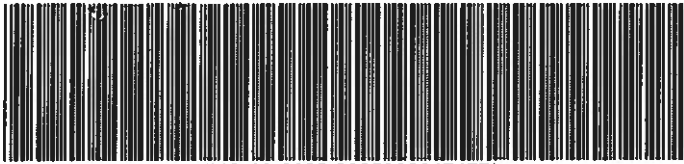
Notary Printed Name: SHELIA ROXANNA MILLS

My Commission Expires: 7-13-2027

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



<Notary Stamp Above>



\*VG-22-2025-202500047477\*

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number: 2025000047477**

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 3

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

Total Recording: \$29.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

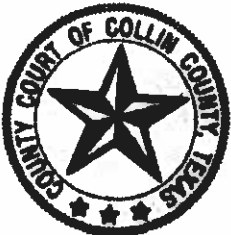
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000047477  
Receipt Number: 20250421001093  
Recorded Date/Time: April 21, 2025 03:51 PM  
User: Natascha M  
Station: Station 1

**Record and Return To:**

SBB MANAGEMENT COMPANY LLC  
12801 N. CENTRAL EXPRESSWAY, SUITE 1401  
  
DALLAS TX 75243



**STATE OF TEXAS  
Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX