



\*VG-364-2025-202500079624\*

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

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**Instrument Number: 202500079624**

Real Property Recordings

Recorded On: April 18, 2025 10:56 AM

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: 202500079624  
Receipt Number: 20250418000315  
Recorded Date/Time: April 18, 2025 10:56 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

SBB MANAGEMENT COMPANY  
12801 N CENTRAL EXPY STE 1401  
  
DALLAS TX 75243



**STATE OF TEXAS  
Dallas 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 Records of Dallas County, Texas**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

Irving Emerald Valley 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:** Irving Emerald Valley HOA
2. **Name of the Association:** Irving Emerald Valley Homeowners' Association, Inc.
3. **Recording Data for the Subdivision:**  
Irving Emerald Valley Phase 1, according to the plat recorded in the document 200503470806, Irving Emerald Valley, Phase 2, according to the plat recorded in the document 200600147643, Irving Emerald Valley, Phase 3, according to the plat recorded in the document 200600077457, Official Public Records of Dallas County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Document 200600251627, Official Public Records of Dallas County, Texas.
5. **Name and Mailing Address of the HOA:**  
Irving Emerald Valley 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 Dallas, 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 Irving Emerald Valley Homeowners' Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS                   §

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COUNTY OF DALLAS           §

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.

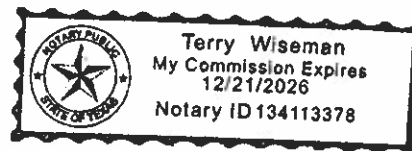
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>