

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

**WRIGHT FARMS - PHASES II AND III HOMEOWNERS ASSOCIATION, INC.
(d/b/a Wright Farms - Phases 2 and 3 Homeowners Association)**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Wright Farms - Phases II and III Homeowners Association, Inc. d/b/a Wright Farms - Phases 2 and 3 Homeowners Association, 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 names of the Subdivisions are Wright Farms Phase 2 and Wright Farms Phase 3.
2. **Name of Association:** The name of the Association is Wright Farms - Phases II and III Homeowners Association, Inc. d/b/a Wright Farms - Phases 2 and 3 Homeowners Association.
3. **Recording Data for the Subdivision:**
 1. Plat for Wright Farms Phase 2 recorded on April 21, 2023, as Document No. 202300077392, in the Official Public Records of Dallas County, Texas; and
 2. Plat for Wright Farms Phase 3 recorded on August 15, 2023, as Document No. 202300163824, in the Official Public Records of Dallas County, Texas.
4. **Recording Data for the Declaration*:**

Declaration of Covenants, Condition and Restrictions for Wright Farms Phase 2 and 3 [Dallas County, Texas], recorded on May 10, 2023, at Document No. 202300091736, in the Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** The name and mailing address of the Association is Wright Farms - Phases II and III Homeowners Association, Inc. d/b/a Wright Farms - Phases 2 and 3 Homeowners Association, 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: v.burch@sbbmanagement.com

- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com.
- 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	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00
Working Capital Assessment	\$250.00

*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.

WRIGHT FARMS - PHASES II AND III HOMEOWNERS ASSOCIATION, INC. D/B/A WRIGHT FARMS - PHASES 2 AND 3 HOMEOWNERS ASSOCIATION
a Texas nonprofit corporation

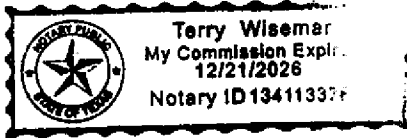
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

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 29 day of April 2024, 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 Wisemar
Notary Public in and for the State of Texas

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

Instrument Number: 202400087216

eRecording - Real Property

Recorded On: May 01, 2024 03:20 PM

Number of Pages: 4

" 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: 202400087216

Receipt Number: 20240501000230

Recorded Date/Time: May 01, 2024 03:20 PM

User: Kevin T

Station: CC123.dal.ccdc

Record and Return To:

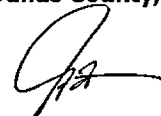
Simplifile



**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", is written over the printed name of John F. Warren.