

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HIGH MEADOW RANCH COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of High Meadow Ranch 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 Subdivisions: The names of the Subdivisions for High Meadow Ranch are:

- a. High Meadow Ranch, Section 1;
- b. High Meadow Ranch, Section 1-A;
- c. High Meadow Ranch, Section 2;
- d. High Meadow Ranch, Section 2-A;
- e. High Meadow Ranch, Section 2-B;
- f. High Meadow Ranch, Section 2-C;
- g. High Meadow Ranch, Section 2-D;
- h. High Meadow Ranch, Section 2-E;
- i. High Meadow Ranch, Section 2-F;
- j. High Meadow Ranch, Section 2-H;
- k. High Meadow Ranch, Section 3;
- l. High Meadow Ranch, Section 4;
- m. High Meadow Ranch, Section 4-A;
- n. High Meadow Ranch, Section 4-B;
- o. High Meadow Ranch, Section 4-C;
- p. High Meadow Ranch, Section 5;
- q. High Meadow Ranch, Section 6;
- r. High Meadow Ranch, Section 7;
- s. High Meadow Ranch, Section 7A;
- t. High Meadow Ranch, Section 9;
- u. High Meadow Ranch, Section 10;
- v. High Meadow Ranch, Section 11;
- w. High Meadow Ranch, Section 11-A;
- x. High Meadow Ranch, Section 12;
- y. High Meadow Ranch, Section 14;
- z. High Meadow Ranch, Section 15;
- aa. High Meadow Ranch, Section 16;
- bb. High Meadow Ranch, Section 17; and
- cc. High Meadow Ranch, Section 18.

2. Name of Association: The name of the Association is High Meadow Ranch Community Association, Inc.
3. Recording Data for the Subdivisions:
- a. High Meadow Ranch, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet 1, Sheet 78, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
 - b. High Meadow Ranch, Section 1-A, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet O, Sheets 1-5, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
 - c. High Meadow Ranch, Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet I, Sheets 1-5, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
 - d. High Meadow Ranch, Section 2-A, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Amendment to Declaration of Covenants, Conditions and Restrictions for High Meadow Ranch Section 2-A, recorded as Document No. 9829382, of the Official Public records of Montgomery County, Texas;
 - e. High Meadow Ranch, Section 2-B, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet O, Sheets 106-107, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
 - f. High Meadow Ranch, Section 2-C, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 2-C, recorded as Document No. 99037080, of the Official Public Records of Montgomery County, Texas;
 - g. High Meadow Ranch, Section 2-D, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 2-D, recorded as Document No. 2000-089587, of the Official Public Records of Montgomery County, Texas;
 - h. High Meadow Ranch, Section 2-E, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 2-E, recorded as Document No. 2002-086437, of the Official Public Records of Montgomery County, Texas;

- i. High Meadow Ranch, Section 2-F, a subdivision in Montgomery County, Texas, described by metes and bounds on Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 2-F, recorded as Document No. 2009-094257, of the Official Public Records of Montgomery County, Texas;
- j. High Meadow Ranch, Section 2-H (inadvertently referred to as Section 2-G), as described by metes and bounds on Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 2-G recorded as Document No. 2014020410, and Correction Instrument As To A Recorded Original Instrument recorded as Document No. 2014032408, of the Official Public Records of Montgomery County, Texas;
- k. High Meadow Ranch, Section 3, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet J, Sheet 112, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- l. High Meadow Ranch, Section 4, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet L, Sheets 13-14, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- m. High Meadow Ranch, Section 4-A, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet N, Sheet 111, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- n. High Meadow Ranch, Section 4-B, as described by metes and bounds on Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 4-B recorded as Document No. 2002133936, of the Official Public Records of Real Property of Montgomery County, Texas;
- o. High Meadow Ranch, Section 4-C, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 2019, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- p. High Meadow Ranch, Section 5, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet L, Sheets 68-69, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- q. High Meadow Ranch, Section 6, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet M, Sheet 195, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;

- r. High Meadow Ranch, Section 7, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 7, recorded as Document No. 9873855, of the Official Public Records of Montgomery County, Texas;
- s. High Meadow Ranch, Section 7-A, a subdivision in Montgomery County, Texas, described by metes and bounds in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions High Meadow Ranch Section 7-A, recorded as Document No. 9718847, of the Official Public Records of Montgomery County, Texas;
- t. High Meadow Ranch, Section 9, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet O, Sheet 156, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- u. High Meadow Ranch, Section 10, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet M, Sheets 60-61 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- v. High Meadow Ranch, Section 11, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet N, Sheets 196-197, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- w. High Meadow Ranch, Section 11-A, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Q Sheet 25, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- x. High Meadow Ranch, Section 12, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet S, Sheets 1-4, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- y. High Meadow Ranch, Section 14, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Y, Sheet 121, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
- z. High Meadow Ranch, Section 15, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 295-296, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;

- aa. High Meadow Ranch, Section 16, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Q Sheets 26-27, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any;
 - bb. High Meadow Ranch, Section 17, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet U, Sheet 169, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any; and
 - cc. High Meadow Ranch, Section 18, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheets 836-837, of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
- a. Amended and Restated Declaration of Covenants, Conditions and Restrictions - High Meadow Ranch - The Falls at High Meadow Ranch Section 14, recorded as Document No. 2013001529, of the Official Public Records of Montgomery County, Texas; and
 - b. High Meadow Ranch Consolidated Declaration of Covenants, Conditions, and Restrictions for all High Meadow Ranch Community Association Sections (Except Section 14 "The Falls"), recorded as Document No. 2021004209, of the Official Public Records of Montgomery County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is High Meadow Ranch 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
7. The Association's Dedicatory Instruments are Available to Members Online at: 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

*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.

HIGH MEADOW RANCH COMMUNITY ASSOCIATION, INC.
a Texas nonprofit corporation

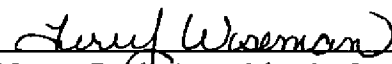
By: SBB MANAGEMENT COMPANY, LLC,
its Managing Agent

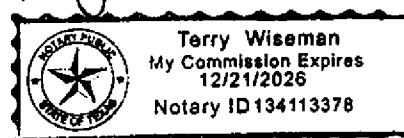
By: 
Vanessa Burch, President

*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 July 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.


Notary Public in and for the State of Texas



E-FILED FOR RECORD

07/16/2025 11:21AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

07/16/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas