



PROPERTY OWNERS' ASSOCIATION  
**MANAGEMENT CERTIFICATE**  
*for*  
The Quail Valley Townhome Corporation

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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:** Quail Valley Town Homes
2. **Name of the Association:** The Quail Valley Townhome Corporation
3. **Recording Data for the Subdivision:**
  - a. Replat of Quail Valley Town Homes Sec. 2 recorded on February 19, 1973, as Instrument No. 1174848, in Volume 12, Page 4 of the Map Records of Fort Bend County, Texas;
  - b. Replat of Quail Valley Town Homes Sec. 2 recorded on February 23, 1973, as Instrument No. 1174849, in Volume 12, Page 5 of the Map Records of Fort Bend County, Texas;
  - c. Replat of Quail Valley Town Homes Sec. 2 recorded on May 25, 1973, as Instrument No. 1174850, in Volume 12, Page 11 of the Map Records of Fort Bend County, Texas;
  - d. Replat of Quail Valley Town Homes Section 3 recorded on May 7, 1973, as Instrument No. 1174851, in Volume 12, Page 9 of the Map Records of Fort Bend County, Texas; and
  - e. Replat of Quail Valley Town Homes recorded on October 5, 1972, as Instrument No. 1174852, in Volume 11, Page 10 of the Map Records of Fort Bend County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Declaration of Covenants, Conditions and Restrictions recorded on February 2, 1973, under Clerk's File No. 1973036016, in Volume 583, Pages 293-311, in the Official Public Records of Fort Bend County, Texas;
  - b. Annexation of Replat of Quail Valley Town Homes Section 2 recorded on March 6, 1973, in Volume 585, Page 34 of the Real Property Records of Fort Bend County, Texas; and
  - c. Annexation of Replat of Quail Valley Town Homes Section 3 recorded on August 9, 1973, in Volume 596, Page 479 of the Real Property Records of Fort Bend County, Texas.
5. **Name and Mailing Address of the HOA:**

The Quail Valley Townhome Corporation 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 Fort Bend, 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 The Quail Valley Townhome Corporation  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

*Dallas* §  
COUNTY OF ~~FORT BEND~~ *LS* §

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

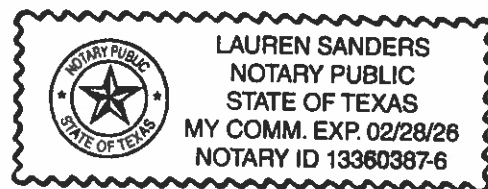
*Lauren Sanders*

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders

My Commission Expires: 2/28/26

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



<Notary Stamp Above>

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

May 02, 2025 01:11:42 PM

FEE: \$19.00 AA1

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