

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE OFFICES AT SPRING CYPRESS CONDOMINIUM ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of The Offices at Spring Cypress Condominium Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is The Offices at Spring Cypress Condominiums.
2. Name of Association: The name of the Association is The Offices at Spring Cypress Condominium Association, Inc.
3. Location of the Condominium: The Condominium is located in Tomball, Harris County Texas.
4. Recording Data for the Declaration and Amendments:
 - a. The Offices at Spring Cypress Condominiums - Declaration of Condominium recorded on October 16, 2007, under Clerk's File No. 20070625462, Film Code 201029 through 201040, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - b. Updated Replacement Exhibits - The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on July 1, 2008, under Clerk's File No. 20080344998, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - c. Updated Replacement Exhibits - The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on October 3, 2008, under Clerk's File No. 20080501814, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - d. Updated Replacement Exhibits - The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on May 4, 2009, under Clerk's File No. 20090185597, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - e. Updated Replacement Exhibits (Nov. 09) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on November 20, 2009, under Clerk's File No. 20090530078, in the Condominium Records of the Official Public Records of Harris County, Texas;

- f. Updated Replacement Exhibits (Oct. 10) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on October 18, 2010, under Clerk's File No. 20100447268, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - g. Updated Replacement Exhibits (July 2011) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on July 14, 2011, under Clerk's File No. 20110290953, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - h. Updated Replacement Exhibits (Nov 2011) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on December 1, 2011, under Clerk's File No. 20110502212, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - i. Updated Replacement Exhibits (September 2012) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on October 2, 2012, under Clerk's File No. 20120457413, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - j. Updated Replacement Exhibits (July 2013) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on July 26, 2013, under Clerk's File No. 20130376266, in the Condominium Records of the Official Public Records of Harris County, Texas;
 - k. Updated Replacement Exhibits (February 2015) The Offices at Spring Cypress Condominiums, a Condominium Regime recorded on February 20, 2015, under Clerk's File No. 20150070219, in the Condominium Records of the Official Public Records of Harris County, Texas; and
 - l. First Amendment to the Declaration of Condominium for The Offices at Spring Cypress Condominiums recorded on February 3, 2021, under Clerk's File No. RP-2021-59820, in the Condominium Records of the Official Public Records of Harris County, Texas.
5. Name and mailing address of the Association: The name, mailing address, telephone number and email address of the Association is The Offices at Spring Cypress Condominium 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
Capitalization Fee	\$500 per Unit for a 738 Sq. Ft. Unit \$750 per Unit for a 1,106 Sq. Ft. Unit \$775 per Unit for a 1,141 Sq. Ft. Unit \$1,000 per Unit for a 1,476 Sq. Ft. Unit

*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.

**THE OFFICES AT SPRING CYPRESS CONDOMINIUM
ASSOCIATION, INC.**

a Texas nonprofit corporation

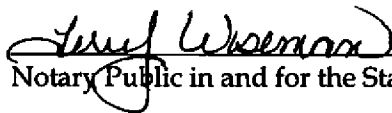
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

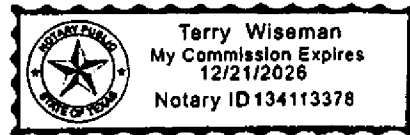
By: 
Vanessa Burch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. 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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 22 day of September 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



RP-2025-386549
Pages 5
09/29/2025 04:14 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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