



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Fulbrook on Fulshear Creek Commercial Association Inc.

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:** Fulshear Creek Crossing
2. **Name of the Association:** Fulbrook on Fulshear Creek Commercial Association Inc.
3. **Recording Data for the Subdivision:**

The subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:

- (a) Fulbrook Section One A under Instrument No. 1176644 and Slide No.1822A and 1822B;
- (b) Fulbrook Section One B, under instrument No. 20010147 and Slide Nos.2205B and 2206A;
- (c) Fulbrook Section Two A, under Instrument No. 1176645 and Slide Nos.1823A and 1823B;
- (d) Fulbrook Section Two B, under Instrument No. 20190114;
- (e) Fulbrook Section Two C, under Instrument No. 1176646 and Slide Nos.1824A and 1824B;
- (f) Fulbrook Section Two C Second Partial Replat, under Instrument No.20060189;
- (g) Fulbrook Section Two D, under Instrument No. 1176872 and Slide Nos.1983B and 1984A;
- (h) Fulbrook Section Two E, under Instrument No. 1177133 and Slide Nos.2173A and 2173B;
- (i) Fulbrook Section Two F, under Instrument No. 20060241;
- (j) Fulbrook Section Three A, under Instrument No. 1177134 and Slide Nos.2174A and 2174B;
- (k) Fulbrook Section Three B, under Instrument No. 20070094;
- (l) Fulbrook Section Three C, under Instrument No. 20140192;
- (m) Fulbrook Section Three D, under Instrument No. 20160069
- (n) Fulbrook Section Four A, under Instrument No. 20050164;
- (o) Fulbrook Section Five A, under Instrument No. 20070026;
- (p) Fulbrook Section Five B, under Instrument No. 20100077;
- (q) Fulbrook Section Five C, under Instrument No. 20130183;
- (r) Fulbrook Section Five C Partial Replat, under Instrument No. 20150183;
- (s) Fulbrook Section Five D, under Instrument No. 20140195;
- (t) Fulbrook Section Five D Partial Replat, under Instrument No. 20150184;
- (u) Fulbrook Section Six A, under Instrument No. 20190111;

4. **Recording Data for the Declaration and the Declaration Amendments:**

- (a) Declaration of Covenants, Conditions and Restrictions for Fulbrook, recorded under Clerk's File No. 1999051521;
- (b) Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 1999106775;
- (c) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section One-A, under Clerk's File No. 1999105849;
- (d) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section One-B, under Clerk's File No. 2001097001;
- (e) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-A, under Clerk's File No. 1999082569;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two B, under Clerk's File No. 2019059427;
- (g) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-C, under Clerk's File No. 1999082568;

(h) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-D, under Clerk's File No. 2000041083;
 (i) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-E, under Clerk's File No. 2001111718;
 (j) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-F, under Clerk's File No. 2006149073;
 (k) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-A, under Clerk's File No. 2001111717;
 (l) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-B, under Clerk's File No. 2007064483;
 (m) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-C, under Clerk's File No. 2015005479;
 (n) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-D, under Clerk's File No. 2016040422;
 (o) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Four-A, under Clerk's File No. 2005134746;
 (p) Declaration of Annexation, Fulbrook Future Sections, under Clerk's File No. 2001033992;
 (q) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2001091640;
 (r) Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2003109758;
 (s) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2004077903;
 (t) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook under Clerk's File No. 2005136150;
 (u) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulbrook under Clerk's File No. 2011116009;
 (v) Sixth Amendment Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2016068381;
 (w) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-A, under Clerk's File No. 2007043810;
 (x) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-B, under Clerk's File No. 2010066360;
 (y) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-C, under Clerk's File No. 2013104664;
 (z) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five D, under Clerk's File No. 2015005480;
 (aa) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Six A, under Clerk's File No. 2019053033;
 (bb) First Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Six A, under Clerk's File No. 2019069364;

5. Name and Mailing Address of the HOA:

Fulbrook on Fulshear Creek Commercial 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

7. Website Address for Accessing Dedicatory Instruments:

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
- Capitalization Fees: (e) Capitalization Fee- Equivalent to then-current Assessment amount at time of purchase.

This management certificate is filed on 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.

x *Vanessa Burch*

By Vanessa Burch, Managing Agent for Fulbrook on Fulshear Creek Commercial Association Inc.
Duly Authorized Agent

STATE OF TEXAS §

§
Dallas
COUNTY OF FORT BEND §

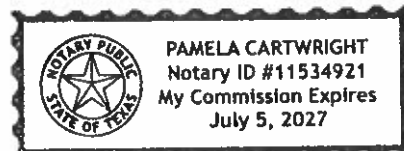
This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

x *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: *Pamela Cartwright* My Commission Expires: 7/25/27

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: \$23.00

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