

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
ST. CHARLES SQUARE HOMEOWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of St. Charles Square Homeowners 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 Subdivision: The name of the Subdivision is St. Charles Square.
2. Name of Association: The name of the Association is St. Charles Square Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Paige Street Townhomes recorded under Clerk's File No. Y090470, Film Code No. 571284, in the Map Records of the Official Public Records of Harris County, Texas;
  - b. Palmer Square recorded under Clerk's File No. X720231, Film Code No. 561010, in the Map Records of the Official Public Records of Harris County, Texas;
  - c. Nagle Street Place recorded under Clerk's File No. X720232, Film Code No. 561014, in the Map Records of the Official Public Records of Harris County, Texas;
  - d. St. Charles Street Place recorded under Clerk's File No. Y171589, Film Code No. 573273, in the Map Records of the Official Public Records of Harris County, Texas;
  - e. Bell Avenue Townhomes recorded under Clerk's File No. Y308928, Film Code No. 577102, in the Map Records of the Official Public Records of Harris County, Texas;
  - f. Dallas Avenue Square recorded under Clerk's File No. Y574704, Film Code No. 585018, in the Map Records of the Official Public Records of Harris County, Texas; and
  - g. Nagle Street Manor recorded under Clerk's File No. Z046764, Film Code No. 596210, in the Map Records of the Official Public Records of Harris County, Texas.

4. Recording Data for the Declaration\*:

- a. Declaration of Covenants and Restrictions for Paige Street Townhomes, Palmer Square and Nagle Street Place recorded under Clerk's File No. Y146811, in the Official Public Records of Real Property of Harris County, Texas;
- b. First Supplement to Declaration of Covenants and Restrictions for Paige Street Townhomes, Palmer Square and Nagle Street Place (Annexing St. Charles Street Place) recorded under Clerks' File No. Y320298, in the Official Public Records of Real Property of Harris County, Texas;
- c. Second Supplement to Declaration of Covenants and Restrictions for Paige Street Townhomes, Palmer Square and Nagle Street Place (Annexing Bell Avenue Townhomes) recorded under Clerk's File No. Y386575, in the Official Public Records of Real Property of Harris County, Texas;
- d. Third Supplement to Declaration of Covenants and Restrictions for Paige Street Townhomes, Palmer Square and Nagle Street Place (Annexing Dallas Avenue Square) recorded under Clerk's File No. Y642085, in the Official Public Records of Real Property of Harris County, Texas;
- e. Fourth Supplement to Declaration of Covenants and Restrictions for Paige Street Townhomes, Palmer Square and Nagle Street Place (Annexing Nagle Street Manor) recorded under Clerk's File No. Z167838, in the Official Public Records of Real Property of Harris County, Texas; and
- f. Declaration of Covenants, Restrictions and Reservation of Easements (*Dallas Avenue Townhomes*) recorded under Clerk's File No. 20070231684, in the Official Public Records of Real Property of Harris County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is St. Charles Square Homeowners 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](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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.

ST. CHARLES SQUARE HOMEOWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

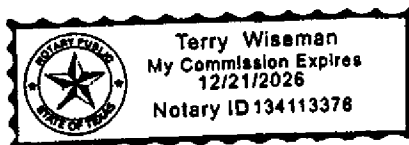
By: SBB MANAGEMENT COMPANY, LLC,  
its Managing Agent

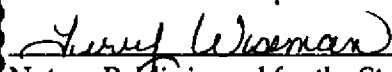
By:   
Vanessa Burch, President

\*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 17 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

RP-2025-297274  
# Pages 4  
07/30/2025 11:15 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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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