



\*VG-1788-2025-1970\*

**Matagorda  
County  
Stephanie Wurtz  
Matagorda County  
Clerk**

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 1970  
Receipt Number: 20250422000005  
Recorded Date/Time: April 22, 2025 08:53 AM  
User: Gloria C  
Station: CC-CLERK-3  
Number of Pages: 3

**Record and Return To:**

SBB MANAGEMENT COMPANY, LLC  
12801 N. CENTRAL EXPRESSWAY SUITE 1401  
  
DALLAS TX 75243



STATE OF TEXAS  
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz  
Matagorda County Clerk  
Matagorda County, TX

*Stephanie Wurtz*

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**Beachside Property Owners' Association, Inc.**

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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:** Beachside
2. **Name of the Association:** Beachside Property Owners' Association, Inc.
3. **Recording Data for the Subdivision:**
  - (a) Beachside Subdivision, under Slide No's. 445A-452A;
  - (b) Beachside Subdivision Phase 2, under Exhibit "A" of Instrument No. 2021- 579;
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - (a) Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens, under Instrument No. 073838;
  - (b) Supplemental Declaration of Protective Covenants; Restrictions, Easements; Charges and Liens for Beachside Subdivision, under Instrument No. 077003;
  - (c) Second Amended Supplemental Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Beachside Subdivision to Annex an Additional 10.91 Acres into Phase 2, under Instrument No. 2021- 579;
5. **Name and Mailing Address of the HOA:**

Beachside Property Owners' 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](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 Matagorda, 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 Beachside Property Owners' Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

Dallas §  
COUNTY OF ~~MATAGORDA~~ §

This Instrument was signed before me on 03/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

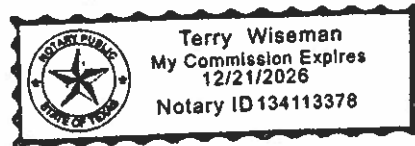
*Terry Wiseman*

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>