

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Northridge Park West HOA, 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:** Northridge Park West
2. **Name of the Association:** Northridge Park West HOA, Inc
3. **Recording Data for the Subdivision:**

Northridge Park West, Section One, plat recorded under Clerk's File No. V916605 of the Map Records of Harris County, Texas;

Northridge Park West, Section Two, being a tract or parcel of land containing 16.224 acres (706,728 square feet) out of the H. T. & B. R.R. Co. Survey, Section 8, Abstract No. 1618, Harris County, Texas, being a portion of Unrestricted Reserve "E" of Northview Park, Section One, a subdivision recorded in Volume 314, Page 45 of the Harris County Map Records (H.C.M.R.), said 16.224 acres being more particularly described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for Northridge Park West, recorded under Clerk's File No. V925178; and

Northridge Park West, Section Three, being a tract or parcel containing 17.145 acres (746,828 square feet) out of the H.T. & B.R.R. Co. Survey, Section 8, Abstract No. 1618, Harris County, Texas, being a portion of Unrestricted Reserve "C" of North view Park, Section One, a subdivision recorded in Volume 314, Page 45 of the Harris County Map Records (H.C.M.R.), said 17.145 acres being more particularly described in Exhibit "A" of the Declaration of Annexation, Northridge Park West, Section Three (3), recorded under Clerk's File No. W586942; and

Northridge Park West, Section Four (4), being a tract or parcel containing 18.014 acres (784,683 square feet) out of the H.T. & B.R.R. Co. Survey, Section 8, Abstract No. 1618, Harris County, Texas, being a portion of Unrestricted Reserve "D" of Northview Park, Section One, a subdivision recorded in Volume 314, Page 45 of the Harris County Map Records (H.C.M.R.), said 18.014 acres being more particularly described in Exhibit "A" of the Declaration of Annexation, Northridge Park West, Section Four (4), recorded under Clerk's File No. X043541.

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

Declaration of Covenants, Conditions and Restrictions for Northridge Park West, Section One (1) and Section Two (2), Harris County Texas, recorded July 9, 2002, at Clerk's File No. V925178 and Film Code No. 553-87-8187;

Declaration of Covenants, Conditions and Restrictions (Reserve D of Northridge Park West, Section 2), Harris County, Texas. recorded January 16, 2004, at Clerk's File No. X333417;

Declaration of Annexation for Northridge Park West, Section Three (3), Harris County, Texas, recorded April 16, 2003, at Clerk's File No. W586942 and Film Code No. 566-15-1694;

Declaration of Annexation for Northridge Park West, Section Four (4), Harris County, Texas, recorded September 23, 2003, at Clerk's File No. X043541 and Film Code No. 566-15-1694 Architectural Guidelines, Rules and Regulations of Northridge Park West Homeowners Association, Inc., Harris County, Texas, recorded March 4, 2005 at Clerk's File No. Y302065 and Film Code No. 002-39-2084. , Declaration of Restrictions for Northwest Park, Section Three (3), recorded under Film Code No.170-18-0715, et seq. of the Real Property Records of Harris County, Texas Declaration of Restrictions for Northwest Park, Section

Four (4), recorded under Film Code No.141-14-1054, et seq. of the Real Property Records of Harris County, Texas.

Amended Declaration of Restrictions for Northwest Park, Section Five (5), recorded under Film Code No. 125-81-2269, et seq. of the Real Property Records of Harris County, Texas

Declaration of Restrictions for Northwest Park, Section Five (5), recorded under Film Code No.117-96-1823, et seq. of the Real Property Records of Harris County, Texas

Declaration of Restrictions for Northwest Park, Section Six (6), recorded under Film Code No. 170-18-0702, et seq. of the Real Property Records of Harris County, Texas

Declaration of Restrictions for Northwest Park, Section Seven (7), recorded under Film Code No. 177-82-0234, et seq. of the Real Property Records of Harris County, Texas

Declaration of Restrictions for Northwest Park, Section Ten (10), recorded under Film Code No.131-83-0059, et seq. of the Real Property Records of Harris County, Texas

**5. Name and Mailing Address of the HOA:**

Northridge Park West HOA, 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)

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**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 Harris, 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 Northridge Park West HOA, Inc  
Duly Authorized Agent  
Signed: March 25, 2025

*2025*

STATE OF TEXAS §

§  
COUNTY OF <sup>Dallas</sup> HARRIS §

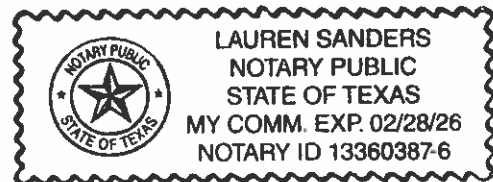
This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

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>

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:54:11 PM

Monday, April 21, 2025

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025



*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS