

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 169152

ERecordings-RP

MISCELLANEOUS

Recorded On: December 14, 2022 01:02 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 169152  
Receipt Number: 20221214000301  
Recorded Date/Time: December 14, 2022 01:02 PM  
User: Kerry H  
Station: Station 4

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

### **MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 7, 2022 by 121 Office Plaza Condominium Association, Inc., a Texas non-profit corporation (the "Association").

### **W I T N E S S E T H :**

WHEREAS, the Declarant for 121 Office Plaza Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for 121 Office Plaza Condominiums filed of record on or about December 4, 2014 (the "Declaration") and recorded at Instrument #2014-122587 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of 121 Office Plaza Condominiums.

WHEREAS, the Association was duly formed on December 8, 2014, as 121 Office Plaza Condominium Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is subject to the Declaration is 121 Office Plaza Condominiums.
2. **Name of the Association.** The name of the Association is the 121 Office Plaza Condominium Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is SBB Management Company, LLC., 12801 N. Central Expressway, Suite 1401, Dallas, TX 75243.
3. **Recording Data for the Subdivision.** The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. **Recording Data for the Declaration.** The Declaration for the Association was filed on or about December 4, 2014 (the "Declaration") recorded at Instrument #2014-122587 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. **The Name and Mailing Address of Managing Agent.** The Association's managing agent is:

SBB Management Company, LLC.  
12801 N. Central Expressway, Suite 1401  
Dallas, TX 75243


6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is v.burch@sbbmanagement.com.

7. Resale Certificates: Resale Certificates may be requested by contacting SBB Management Company, LLC at 972-960-2800 or a.becherer@sbbmanagement.com. The cost of a Resale Certificate is \$375.00. The cost of an Administration Fee is \$275.00. The cost of a Resale Certificate update is \$75.00. The Rush Fees to expedite a Resale Certificate delivery in advance of a 10-business day requirement are as follows: a) 1 business day is \$300.00; b) 3 business days is \$200.00; and c) 5 business days is \$100.00. The cost of a Statement of Account is \$150.00. The cost of a Compliance Inspection Fee (optional) is \$125.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

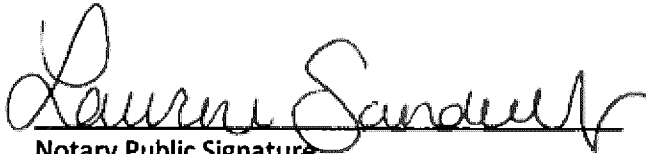
121 Office Plaza Condominium Association, Inc., a Texas non-profit corporation

By:   
Authorized Representative for  
121 Office Plaza Condominium Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 9 day of December, 2022 by Jim Hallas, Algonquin Property Management for 121 Office Plaza Condominium Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

  
Notary Public Signature

