



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Chamberlain Crossing Residential Community, 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:** Chamberlain Crossing
2. **Name of the Association:** Chamberlain Crossing Residential Community, Inc.
3. **Recording Data for the Subdivision:**
Chamberlain Crossing, according to the plat recorded in the document 10-0935, Official Public Records of Rockwall County, Texas
4. **Recording Data for the Declaration and the Declaration Amendments:**
Document 20140000002512, Official Public Recorded of Rockwall County, Texas
5. **Name and Mailing Address of the HOA:**
Chamberlain Crossing Residential Community, 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- \$300.00

This management certificate is filed of record in Rockwall, 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.

By Vanessa Burch, Managing Agent for Chamberlain Crossing Residential Community, Inc.
Duly Authorized Agent
Signed: April 3, 2025

STATE OF TEXAS §

§

COUNTY OF ~~ROCKWALL~~ §
Dallas

This Instrument was signed before me on 4/8/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

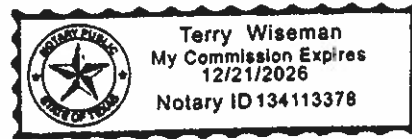
Terry Wiseman

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>

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000007267 CERTIFICATE
04/28/2025 12:31:24 PM Total Fees: \$29.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Jennifer Fogg

