

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
BRIDLE CREEK OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent of Bridle Creek Owners 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 Bridle Creek.
2. Name of Association: The name of the Association is Bridle Creek Owners Association, Inc.
3. Recording Data for the Subdivision:  
  
Plat recorded on February 24, 1999, as Document No. 99013543, in Cabinet L, Page 0139 of the Map Records of Montgomery County, Texas.
4. Recording Data for the Declaration\*:
  - a. Deed Restrictions recorded on March 16, 1999, as Document No. 99019583, in the Official Public Records of Real Property of Montgomery County, Texas;
  - b. First Amendment to Deed Restrictions [for] Bridle Creek, recorded on October 9, 2000, as Document No. 2000086400, of the Official Public Records of Real Property of Montgomery County, Texas;
  - c. Second Amendment to Deed Restrictions [for] Bridle Creek recorded on October 9, 2000, as Document No. 2000086401, of the Official Public Records of Real Property of Montgomery County, Texas; and
  - d. [Third] Amendment to Deed Restrictions [for] Bridle Creek recorded on June 29, 2001, as Document No. 2001055075, of the Official Public Records of Real Property of Montgomery County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Bridle Creek Owners 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.

BRIDLE CREEK OWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

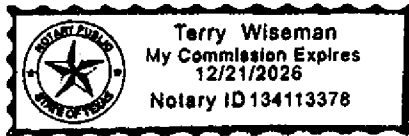
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

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 21 day of April, 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.



Terry Wiseman  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

04/22/2025 11:52AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**04/22/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas