

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for  
Bradford Colony Homeowners Association, 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:** Bradford Colony
2. **Name of the Association:** Bradford Colony Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Bradford Colony, Section One (1), recorded under Volume 325, Page 119, along with any supplements or replats thereof;
- (b) Re plat of Bradford Colony, Section One (1), recorded under Volume 330, Page 71, along with any supplements or replats thereof;
- (c) Bradford Colony, Section One (1) Partial Replat, recorded under Volume 337, Page 85, along with any supplements or re plats thereof;
- (d) Bradford Colony, Section Two (2), recorded under Volume 325, Page 120, along with any supplements or replats thereof;
- (e) Bradford Colony, Section Two (2) Partial Replat, recorded under Volume 337, Page 86, along with any supplements or re plats thereof;
- (f) Partial Rep lat Bradford Colony, Section One (1) and Two (2) Partial Re plats, recorded under Volume 347, Page 068 along with any supplements or replats thereof;
- (g) Amended Plat of Partial Re plat Bradford Colony, Section One (1) and Two (2) Partial Re plats, recorded under Volume 350, Page 027 along with any supplements or replats thereof.

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

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants and Restrictions for Bradford, Section One (1), under Harris County Clerk's File No. J640399, along with any amendments or supplements thereto;
- (b) Declaration of Covenants and Restrictions for Bradford, Section Two (2), under Harris County Clerk's File No. J640401, along with any amendments or supplements thereto;
- (c) Certificate of Incorporation for Bradford Colony Homeowners Association, Inc., under Clerk's File No. U153545;
- (d) Articles of Incorporation for Bradford Colony Homeowners Association, Inc., under Clerk's File No. U153545;
- (e) Bylaws for Bradford Colony Homeowners Association, Inc., under Clerk's File No. U153545;
- (f) Architectural Control Committee Guidelines for Bradford Colony Homeowners Association, Inc., under Clerk's File No. U153545;
- (g) Bradford Colony Homeowners Association, Inc. Resolution Regarding Covenants Compliance Inspection, under Clerk's File No. 20140546537;
- (h) Bradford Colony Homeowners Association, Inc. Assessment Collection Policy, under Clerk's File No. RP-2016-188992.

5. Name and Mailing Address of the HOA:

Bradford Colony Homeowners 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)

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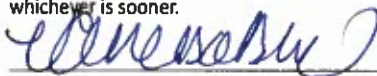
7. Website Address for Accessing Dedicatory Instruments:

[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.



By Vanessa Burch, Managing Agent for Bradford Colony Homeowners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

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STATE OF TEXAS §

§  
Dallas

COUNTY OF ~~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.

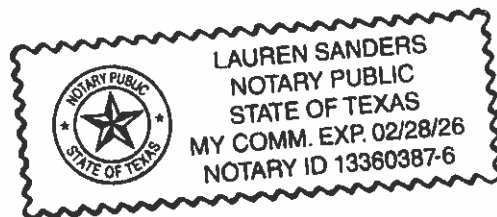


Notary Public in and for the State of Texas

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

4:20:19 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