

\*VG-342-2025-40391\*

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 40391**

Real Property Recordings

MISCELLANEOUS

Recorded On: April 17, 2025 01:50 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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: 40391  
Receipt Number: 20250417000310  
Recorded Date/Time: April 17, 2025 01:50 PM  
User: Kerry H  
Station: Station 4

**Record and Return To:**

SBB MANAGEMENT COMPANY LLC  
12801 N CENTRAL EXPRESSWAY STE 1401  
  
DALLAS TX 75243



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

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for

Villages of Cross Timbers No. 1 Homeowners Association, Inc.

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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:** Villages of Cross Timbers HOA
2. **Name of the Association:** Villages of Cross Timbers No. 1 Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**  
Villages of Cross Timbers, Phase 1, according to the plat recorded in Cabinet 1, Page 168, Villages of Cross Timbers, Phase 2, according to the plat recorded in the document 94-R0083468, Cabinet K, Page 349, Official Public Records of Denton County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Document in Volume 3423, Page 0151, Official Public Records of Denton County, Texas.
5. **Name and Mailing Address of the HOA:**  
Villages of Cross Timbers No. 1 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)
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 Denton, 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 Villages of Cross Timbers No. 1 Homeowners Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF DENTON §

*Dallas*

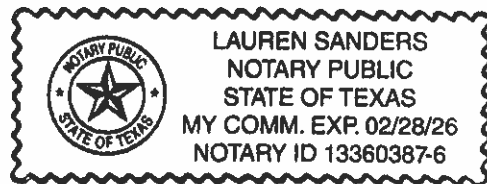
This instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

*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>