

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for  
City Place Townhouses Owners 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:** City Place Townhouses
2. **Name of the Association:** City Place Townhouses Owners Association Inc
3. **Recording Data for the Subdivision:**  
City Place, Section One, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded on May 8, 1980, as File No. G528805 in Volume 295, Page 80 of the Map Records of Harris County, Texas, and being a Replat of Southborough Section One recorded on October 8, 1979, as File No. G270670, in Volume 291, Page 48 of the Map Records of Harris County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Declaration of Covenants, Conditions and Restrictions for City Place Townhomes recorded on August 12, 1980, as File No. G36662, under Film Code 164-83-1469, of the Official Public Records of Real Property Records of Harris County, Texas.; and
  - b. First Amendment of Declaration of Covenants, Conditions and Restrictions for City Place Townhouses recorded on September 21, 1981, as File No. H151140 of the Official Public Records of Real Property Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**  
City Place Townhouses Owners 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 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.

Vanessa Burch  
By Vanessa Burch, Managing Agent for City Place Townhouses Owners Association Inc  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

Dallas §  
COUNTY OF ~~HARRIS~~ §

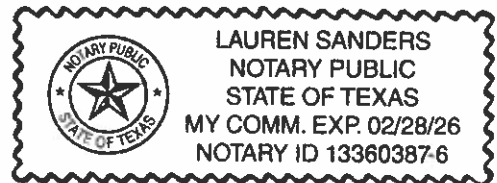
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Lauren Sanders

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

W  
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 copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

11:07:26 AM

Tuesday, April 22, 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

Tuesday, April 22, 2025

*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

