

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 1, 2023 by Townhomes @ Lake Carolyn Owners Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Townhomes @ Lake Carolyn has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes @ Lake Carolyn filed of record on or about May 29, 2014 (the "Declaration") and recorded at Instrument #201400132260 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Townhomes @ Lake Carolyn.

WHEREAS, the Association was duly formed on February 13, 2014, as Townhomes @ Lake Carolyn Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Townhomes @ Lake Carolyn.
2. Name of the Association. The name of the Association is the Townhomes @ Lake Carolyn Owners Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is SBB Management Company, LLC., 12801 N. Central Expressway, Suite 1401, Dallas, TX 75243.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 29, 2014 (the "Declaration") recorded at Instrument #201400132260 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about March 15, 2017 at Instrument #201700074600; and
- On or about October 19, 2018 at Instrument #201800280537.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

SBB Management Company, LLC.  
12801 N. Central Expressway, Suite 1401  
Dallas, TX 75243

6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is v.burch@sbbmanagement.com.

7. Website for the Association. The website for the Association is www.sbbmanagement.com.

8. Resale Certificates: Resale Certificates may be requested by contacting SBB Management Company, LLC at 972-960-2800 or a.becherer@sbbmanagement.com. The cost of a Resale Certificate is \$375.00. The cost of an Administration Fee is \$275.00. The cost of a Resale Certificate update is \$75.00. The Rush Fees to expedite a Resale Certificate delivery in advance of a 10-business day requirement are as follows: a) 1 business day is \$300.00; b) 3 business days is \$200.00; and c) 5 business days is \$100.00. The cost of a Statement of Account is \$150.00. The cost of a Compliance Inspection Fee (optional) is \$125.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Townhomes @ Lake Carolyn Owners Association, Inc., a  
Texas non-profit corporation

By:

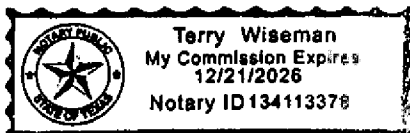


Authorized Representative for  
Townhomes @ Lake Carolyn Owners  
Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 16<sup>th</sup> day of February, 2023 by Vanessa Burch for Townhomes @ Lake Carolyn Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300021855

eRecording - Real Property

**Recorded On:** February 07, 2023 01:42 PM

**Number of Pages:** 3

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

Total Recording: \$30.00

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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:** 202300021855  
**Receipt Number:** 20230207000055  
**Recorded Date/Time:** February 07, 2023 01:42 PM  
**User:** Roger J  
**Station:** CC63

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX