



PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Stonecreek Estates Community 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:** Stonecreek Estates
2. **Name of the Association:** Stonecreek Estates Community Association Inc.
3. **Recording Data for the Subdivision:**
  - a. Stonecreek Estates, Section One (1), under Instrument No. 20160029;
  - b. Stonecreek Estates, Section Three (3), under Instrument No. 20190097;
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Declaration of Covenants, Conditions and Restrictions for Stonecreek Estates, under Fort Bend County Instrument No. 2016023690;
  - b. Annexation of Stonecreek Estates, Section Three (3), under Fort Bend County Instrument No. 2019035436;
5. **Name and Mailing Address of the HOA:**

Stonecreek Estates Community 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
  - Capitalization Fees: \$500.00

This management certificate is filed on record in Fort Bend, 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.

X *Vanessa Burch*

By Vanessa Burch, Managing Agent for Stonecreek Estates Community Association Inc.  
Duly Authorized Agent

STATE OF TEXAS §

§  
*Dallas*  
COUNTY OF ~~FORT BEND~~ §

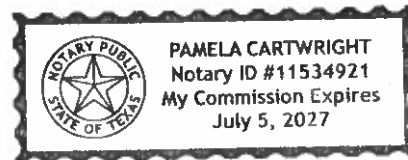
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

X *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: *Pamela Cartwright* My Commission Expires: 7/5/27

AFTER RECORDING RETURN TO:  
SBB Management Company, LLC  
12801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243



<Notary Stamp Above>

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

May 02, 2025 01:11:42 PM

FEE: \$19.00 AA1

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