

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
REGATTA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent of Regatta Townhomes Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is The Regatta Townhomes.
2. Name of Association: The name of the Association is Regatta Townhomes Homeowners Association, Inc.
3. Recording Data for the Subdivision:

The Regatta Townhomes Plat recorded on June 17, 1996, as Document No. 9624293, in Volume 18, Page 624, of the Map Records of Galveston County, Texas;

4. Recording Data for the Declaration*:
 - a. Master Declaration of Restrictive Covenants for Waterford Harbor recorded on May 14, 1991, as Document No. 9115942, in the Official Public Records of Galveston County, Texas;
 - b. Supplemental Declaration of Restrict Covenants for Reserve "I" of Waterford Harbor recorded on August 7, 1995, as Document No. 9529504, in the Official Public Records of Galveston County, Texas; and
 - c. Amendment to the Declaration of Covenants, Conditions and Restrictions for Waterford Harbor (incorporating the Declaration of Covenants, Conditions and Restrictions for Regatta Townhomes, a Subdivision in Galveston County, Texas), recorded on October 10, 2002, as Document No. 2002059704, in the Official Public Records of Galveston County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Regatta Townhomes Homeowners Association, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.

6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

SBB Management Company, LLC
12801 N. Central Expressway, Suite 1401
Dallas, Texas 75243
Phone: (972) 960-2800
Email: support@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com. Please use the "Find My Community" search bar to locate the community webpage.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$340.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$360.00
3 Business Day Rush Fee to Expedite a Resale	\$260.00
5 Business Day Rush Fee to Expedite a Resale	\$160.00
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00

*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

REGATTA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

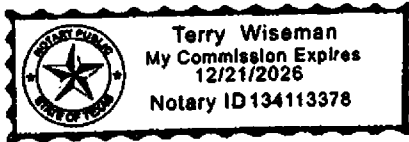
By: **SBB MANAGEMENT COMPANY, LLC.**
its Managing Agent

By: 
Vanessa Burch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 28 day of February, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman
Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2025009624

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 02/28/2025 3:13PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*