

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
BRECKENRIDGE FOREST PROPERTY OWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of Breckenridge Forest Property Owners 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 Subdivisions are Breckenridge Forest and North Spring also known as Spring Trails.
2. Name of Association: The name of the Association is Breckenridge Forest Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. North Spring, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 445096 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any;
  - b. North Spring, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 468048 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any;
  - c. North Spring, Section Fifteen (15) [known as Breckenridge Forest, Section Fifteen (15)1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 667021 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any;
  - d. Breckenridge Forest, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521126 of the Map Records of Harris County, Texas and all amendments to or replats of said map or plats if any;
  - e. Breckenridge Forest, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521091 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - f. Breckenridge Forest, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 522, Page 6 of the Map

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Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Breckenridge Forest, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 545266 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Breckenridge Forest, Section Four (4) Partial Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 588027 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Breckenridge Forest, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 542052 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Breckenridge Forest, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 560098 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Breckenridge Forest, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 591087 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Breckenridge Forest, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 597298 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Breckenridge Forest, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670251 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Breckenridge Forest, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code 665053 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Breckenridge Forest, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 679383 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Breckenridge Forest, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 682270 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- q. Breckenridge Forest North, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 597295 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Breckenridge Forest North, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612048 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration\*:

- a. Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails) recorded under Clerk's File No. U423497, of the Official Public Records of Harris County, Texas;
- b. Amendment to Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails) recorded under Clerk's File No. U670400, of the Official Public Records of Harris County, Texas;
- c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for North Spring, Section 12 (Known as Spring Trails) recorded under Clerk's File No. 20110259904, of the Official Public Records of Harris County, Texas;
- d. Supplemental Declaration of Covenants, Conditions and Restrictions North Spring, Section Fourteen (14) recorded under Clerk's File No. V122589, of the Official Public Records of Harris County, Texas;
- e. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section One (1) recorded under Clerk's File No. W078876, of the Official Public Records of Harris County, Texas;
- f. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Two (2) recorded under Clerk's File No. W078877, of the Official Public Records of Harris County, Texas;
- g. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Three (3) recorded under Clerk's File No. W043498, of the Official Public Records of Harris County, Texas;
- h. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Four (4) recorded under Clerk's File No. X209585, of the Official Public Records of Harris County, Texas;
- i. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Five (5) recorded under Clerk's File No. X099514, of the Official Public Records of Harris County, Texas;

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- j. First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Five (5) recorded under Clerk's File No. X779910, of the Official Public Records of Harris County, Texas;
  - k. Supplemental Declaration of Covenants, Conditions and Restrictions Breckenridge Forest, Section Six (6) recorded under Clerk's File No. X714398, of the Official Public Records of Harris County, Texas;
  - l. Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Section (7) recorded under Clerk's File No. Y563886, of the Official Public Records of Harris County, Texas;
  - m. Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Section (8) recorded under Clerk's File No. Y797429, of the Official Public Records of Harris County, Texas;
  - n. Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Sections(9) and 10) recorded under Clerk's File No. 20140563326, of the Official Public Records of Harris County, Texas;
  - o. Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest, Sections 11 and 13) recorded under Clerk's File No. RP-2016-120491, of the Official Public Records of Harris County, Texas;
  - p. Supplemental Declaration of Covenants, Conditions and Restrictions (North Spring Sec 15 - To be Marketed as Breckenridge Forest Sec 15) recorded under Clerk's File No. 20150551576, of the Official Public Records of Harris County, Texas;
  - q. Supplemental Declaration of Covenants, Conditions and Restrictions (Approximately 17.592 Acres out of Breckenridge Forest North Section 1) recorded under Clerk's File No. Y797434, of the Official Public Records of Harris County, Texas;
  - r. Supplemental Declaration of Covenants, Conditions and Restrictions (Breckenridge Forest North Section 2) recorded under Clerk's File No. Z406192, of the Official Public Records of Harris County, Texas; and
  - s. Additional Restrictions for Certain Lots in Breckenridge Forest North, Section Two (2), recorded under Clerk's File No. 20130247589, of the Official Public Records of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Breckenridge Forest Property Owners 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](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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.

BRECKENRIDGE FOREST PROPERTY OWNERS  
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 14 day of July, 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



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# Pages 7  
07/17/2025 07:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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