



Teresa Kiel
Guadalupe County Clerk
211 W. Court Street
Seguin, TX 78155
(830)-303-8859

Receipt for Services

Cashier MORGAN

Trans # 233209

Customer Name CHAPARRAL MANAGEMENT CO LLC
12801 N CENTRAL EXPRESSWAY STE 1401
DALLAS, TX 75243

Date: 04/23/2025 Time: 01:54:03PM

Date	Instrument No	Document Type	Fee Type	Fee Amount	Pg
4/23/2025 1:54:03PM	202599009765	CERT		\$ 29.00	3
Party 1:		Party 2:			
			Rec Fee OPR	5.00	
			Additional Page	4.00	
			Record Management Fee	10.00	
			Record Archive Fee	10.00	
		SERVICEFEES		\$ 1.00	
Party 1:		Party 2:			
			OPR Copy	1.00	
		Fee Total:		\$ 30.00	
CHECK	1196	CHAPARRAL MANAGEMENT CO LLC			30.00
		Payment Total:			30.00

202599009765



2/M34

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Morningside Trails Homeowners 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:** Morningside Trails
2. **Name of the Association:** Morningside Trails Homeowners Association Inc.
3. **Recording Data for the Subdivision:**
 - (a) Morningside Trails, Unit 1, recorded in the Map or Plat Records of Comal County, Texas, under Clerk's File No. 201906025379;
 - (b) Morningside Trails, Unit 2, recorded in the Map or Plat Records of Comal County, Texas, under Clerk's File No. 202006008577;
 - (c) Morningside Trails, recorded in the Map and Plat Records of Guadalupe County, Texas, under Clerk's File No. 2003010265;
 - (d) Morningside Trails Replat, recorded in the Map and Plat Records of Guadalupe County, Texas, under Clerk's File No. 2004007714;
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - (a) Declaration of Covenants, Conditions and Restrictions for Morningside Trails, recorded in the Real Property Records of Comal County, under Clerk's File No. 201906012037;
 - (b) Declaration of Covenants, Conditions and Restrictions for Morningside Trails, recorded in the Real Property Records of Guadalupe County, under Clerk's File No. 201999010137;
 - (c) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Morningside Trails, recorded in the Real Property Records of Comal County, under Clerk's File No. 202006014122; Page 1 of 3
 - (d) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Morningside Trails, recorded in the Real Property Records of Guadalupe County, under Clerk's File No. 202099009207;
5. **Name and Mailing Address of the HOA:**

Morningside Trails Homeowners 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
7. **Website Address for Accessing Dedicatory Instruments:**

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 Guadalupe, 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.



By Vanessa Burch, Managing Agent for Morningside Trails Homeowners Association Inc.
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

Dallas §

COUNTY OF GUADALUPE §

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.

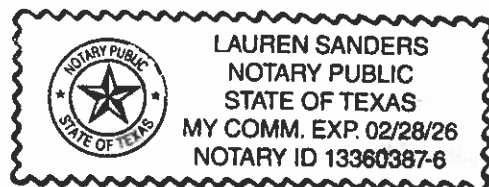


Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders

My Commission Expires: 2/28/26

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



<Notary Stamp Above>



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202599009765

I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
04/23/2025 01:54:02 PM PAGES: 3 MORGAN
TERESA KIEL, COUNTY CLERK



Teresa Kiel