



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
FULSHEAR CREEK CROSSING HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent of Fulshear Creek Crossing 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 "Fulshear Creek Crossing Commonly Referred to as Fulbrook on Fulshear Creek."
2. Name of Association: The name of the Association is Fulshear Creek Crossing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Fulshear Creek Crossing Section One (1) Map or Plat recorded April 16, 2008, as Document No. 20080065, in the Plat Records of Fort Bend County, Texas;
 - b. Fulshear Creek Crossing Section Two (2) Map or Plat recorded on April 16, 2008, as Document No. 20080066, in the Plat Records of Fort Bend County, Texas;
 - c. Fulbrook on Fulshear Creek Section Three (3) Plat recorded on April 9, 2014, as Document No. 20140072, and Partial Replat recorded on December 22, 2014, as Document No. 20140298, in the Plat Records of Fort Bend County, Texas;
 - d. Fulbrook on Fulshear Creek Section Four (4) Map or Plat recorded on August 1, 2014, as Document No. 20140164, in the Plat Records of Fort Bend County, Texas;
 - e. Fulbrook on Fulshear Creek Section Five (5) Map or Plat recorded on April 9, 2019, as Document No. 20190106, in the Plat Records of Fort Bend County, Texas;
 - f. Fulbrook on Fulshear Creek Section Six (6) Map or Plat recorded on April 13, 2021, as Document No. 20210071, in the Plat Records of Fort Bend County, Texas;
 - g. Fulbrook on Fulshear Creek Section Seven (7) Map or Plat recorded on July 21, 2022, as Document No. 20220161, in the Plat Records of Fort Bend County, Texas;
 - h. Fulbrook on Fulshear Creek Section Eight (8) Map or Plat recorded on March 3, 2017, as Document No. 20170041, in the Plat Records of Fort Bend County, Texas;

- i. Fulbrook on Fulshear Creek Section Nine (9) Map or Plat recorded on December 7, 2020, as Document No. 20200257, in the Plat Records of Fort Bend County, Texas;
 - j. Fulbrook on Fulshear Creek Section Ten (10) Map or Plat recorded on December 7, 2020, as Document No. 20200256, in the Plat Records of Fort Bend County, Texas;
 - k. Fulbrook on Fulshear Creek Section Eleven (11) Map or Plat recorded on January 24, 2025, as Document No. 20250014, in the Plat Records of Fort Bend County, Texas;
 - l. Fulbrook on Fulshear Creek Section Twelve (12) Map or Plat recorded on February 15, 2017 as Document No. 20170031, and Partial Replat No. 1 recorded on August 23, 2017, as Document No. 20170182, in the Plat Records of Fort Bend County, Texas;
 - m. Fulbrook on Fulshear Creek Section Thirteen (13) Map or Plat recorded on April 9, 2019, as Document No. 20190113, in the Plat Records of Fort Bend County, Texas;
 - n. Fulbrook on Fulshear Creek Section Fourteen (14) Map or Plat recorded on June 28, 2019, as Document No. 20190177, Partial Replat #1 recorded on October 1, 2019, as Document No. 20190241, and Partial Replat #2 recorded on April 13, 2021, as Document No. 20210070, in the Plat Records of Fort Bend County, Texas;
 - o. Fulbrook on Fulshear Creek Section Fifteen (15) Map or Plat recorded on May 21, 2021, as Document No. 20210095, in the Plat Records of Fort Bend County, Texas;
 - p. Fulbrook on Fulshear Creek Section Sixteen (16) Map or Plat recorded on May 21, 2021, as Document No. 20210094, in the Plat Records of Fort Bend County, Texas;
 - q. Fulbrook on Fulshear Creek Section Seventeen (17) Map or Plat recorded on July 21, 2022, as Document No. 20220162, in the Plat Records of Fort Bend County, Texas;
 - r. Fulbrook on Fulshear Creek Section Eighteen (18) Map or Plat recorded on July 21, 2022, as Document No. 20220163, in the Plat Records of Fort Bend County, Texas; and
 - s. Fulbrook on Fulshear Creek Section Nineteen (19) Map or Plat recorded on July 21, 2022, as Document No. 20220164, in the Plat Records of Fort Bend County, Texas.
4. Recording Data for the Declaration*:
- a. Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, recorded on May 21, 2008, as Document No. 2008054643, of the Real Property Records of Fort Bend County, Texas;
 - b. Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, Section One (1), recorded on June 18, 2008, as Document No. 2008065868, of the Real Property Records of Fort Bend County, Texas;

- c. Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, Section Two (2), recorded on June 18, 2008, as Document No. 2008065869, of the Real Property Records of Fort Bend County, Texas;
- d. Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, recorded on August 4, 2009, as Document No. 2009080566, of the Real Property Records of Fort Bend County, Texas;
- e. Clarification to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing recorded on May 16, 2013, as Document No. 2013059507, of the Real Property Records of Fort Bend County, Texas;
- f. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Three recorded on June 17, 2014, as Document No. 2014062642, of the Real Property Records of Fort Bend County, Texas;
- g. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Four recorded on August 20, 2014, as Document No. 2014090029, of the Real Property Records of Fort Bend County, Texas;
- h. Amendment to Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Four recorded on December 2, 2014, as Document No. 2014131239, of the Real Property Records of Fort Bend County, Texas;
- i. Declaration of Annexation [for] Fulbrook on Fulshear Creek of 11.3943 acres recorded on May 3, 2017, as Document No. 2017048062, of the Real Property Records of Fort Bend County, Texas;
- j. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Five recorded on October 7, 2019, as Document No. 2019114683, of the Real Property Records of Fort Bend County, Texas;
- k. Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing Commonly Referred to as Fulbrook on Fulshear Creek, recorded on December 29, 2020, as Document No. 2020185797, of the Real Property Records of Fort Bend County, Texas;
- l. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Six recorded on May 24, 2021, as Document No. 2021085266, of the Real Property Records of Fort Bend County, Texas;
- m. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Seven recorded on September 28, 2022, as Document No. 2022123943, of the Real Property Records of Fort Bend County, Texas;
- n. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Eight recorded on January 12, 2018, as Document No. 2018004492, of the Real Property Records of Fort Bend County, Texas;

- o. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Nine recorded on March 22, 2021, as Document No. 2021044014, of the Real Property Records of Fort Bend County, Texas;
- p. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Ten recorded on March 22, 2021, as Document No. 2021044015, of the Real Property Records of Fort Bend County, Texas;
- q. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Twelve recorded on April 13, 2017, as Document No. 2017039006, of the Real Property Records of Fort Bend County, Texas;
- r. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Thirteen recorded on October 7, 2019, as Document No. 2019114684, of the Real Property Records of Fort Bend County, Texas;
- s. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Fourteen recorded on February 12, 2020, as Document No. 2020017014, of the Real Property Records of Fort Bend County, Texas;
- t. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Fifteen recorded on May 24, 2021, as Document No. 2021085275, of the Real Property Records of Fort Bend County, Texas;
- u. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Sixteen recorded on May 24, 2021, as Document No. 2021085276, of the Real Property Records of Fort Bend County, Texas;
- v. Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing Commonly Referred to as Fulbrook on Fulshear Creek *[for]* Common Area Transfers, recorded on July 20, 2023, as Document No. 2023068393, of the Real Property Records of Fort Bend County, Texas;
- w. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Seventeen recorded on July 20, 2023, as Document No. 2023068394, of the Real Property Records of Fort Bend County, Texas;
- x. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Eighteen recorded on July 20, 2023, as Document No. 2023068395, of the Real Property Records of Fort Bend County, Texas;
- y. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Nineteen recorded on July 20, 2023, as Document No. 2023068396, of the Real Property Records of Fort Bend County, Texas;

- z. Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing Commonly Referred to as Fulbrook on Fulshear Creek, recorded on September 5, 2023, as Document No. 2023085814, of the Real Property Records of Fort Bend County, Texas;
 - aa. First Amended and Restated Clarification to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing recorded on September 5, 2023, as Document No. 2023085815, of the Real Property Records of Fort Bend County, Texas; and
 - bb. Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Eleven recorded on March 4, 2025, as Document No. 2025020001, of the Real Property Records of Fort Bend County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Fulshear Creek Crossing 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 Documents 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
Capitalization Fee	100% of the current annual assessment

*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.

FULSHEAR CREEK CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

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

By: 
Vanessa Burch, President

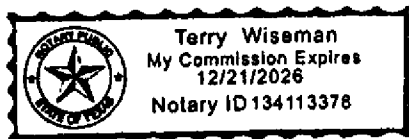
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying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

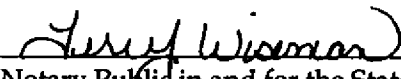
STATE OF TEXAS §

§

COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 7 day of May 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 Document, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas