

\*VG-286-2025-10627\*

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number: 2025 - 10627**

Real Property Recordings

Recorded On: April 28, 2025 03:52 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$19.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described Document  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 10627  
Receipt Number: 20250428000189  
Recorded Date/Time: April 28, 2025 03:52 PM  
User: Maria J  
Station: JAIMESM-CC18

**Record and Return To:**

SBB MANAGEMENT COMPANY  
12801 N CENTRAL EXPRESSWAY STE 1401  
  
DALLAS TX 75243



STATE OF TEXAS  
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Mantua 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:** Mantua Point- Phase One.

2. **Name of the Association:** Mantua Community Association Inc.

3. **Recording Data for the Subdivision:**

The recording data for the subdivision are those certain maps or plats for Mantua Point, an addition to the City of Van Ashtyne, Collin and Grayson County, Texas, according to the plats/maps recorded for Phase One in Volume 2021, Page 63 and as Instrument Number 20210209010000430 (Collin County) and as Instrument No. 2021-24 (Grayson County), and any amendments thereof or supplements thereto, recorded in the Official Public Records of Collin and Grayson County, Texas. Additional recording data is attached as Exhibit A and incorporated herein for all purposes.

4. **Recording Data for the Declaration and the Declaration Amendments:**

Recording Data for the Declaration. The recording data for the Declaration is Instrument No. 20210114000089230 in the Official Public Records of Collin County, Texas, and Instrument No. 2021-1427 in the Official Public Records of Grayson County, Texas, and any amendments thereof or supplements thereto in the Official Public Records of Collin and Grayson County, Texas.

5. **Name and Mailing Address of the HOA:**

Mantua 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

This management certificate is filed of record in Dallas, 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.

Vanessa Burch

By Vanessa Burch, Managing Agent for Mantua Community Association Inc.  
Duly Authorized Agent  
Signed: April 22, 2025

STATE OF TEXAS                   §

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COUNTY OF DALLAS           §

This Instrument was signed before me on 4/22/2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

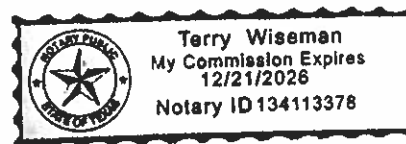
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>