

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
MAGNOLIA WOODS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of Magnolia Woods 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 Magnolia Woods.
2. Name of Association: The name of the Association is Magnolia Woods Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Plat of Magnolia Woods Sec 1 recorded on or about March 11, 2025, as Document No. 2025022690, and in Cabinet OAA, Pages 1460-1467 of the Official Public Records of Real Property of the County, and any amendment or supplement thereto, along with any plat that describes any portion of the Property.
4. Recording Data for the Declaration*:

Declaration of Covenants, Conditions and Restrictions for Magnolia Woods recorded on May 22, 2025, as Document No. 2025050563 of the Official Public Records of Montgomery County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Magnolia Woods 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
Working Capital Fee	50% of the 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.

MAGNOLIA WOODS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

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

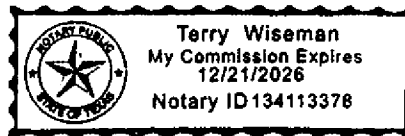
By: 
Vanessa Burch, President

*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 26 day of June, 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



E-FILED FOR RECORD

07/16/2025 11:32AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

07/16/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas