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POA/MC
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RP-2025-146330
04/21/2025 RP2 \$29.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Lakewood Forest North Homeowners Association

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:

(2)
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1. **Name of the Subdivision:** Lakewood Forest North
2. **Name of the Association:** Lakewood Forest North Homeowners Association
3. **Recording Data for the Subdivision:**
Lakewood Forest North HOA according to the plat recorded in the following documents: File Number RP-2018-387851 Volume Number 686107 Film Code RP-2018-387851, File Number D786449 Volume Number 201143 Film Code 156250900, File Number F025035 Volume Number 245068 Film Code 157151676, File Number F902444 Volume Number 283090 Film Code 115941061, 'Official Public Records of Harris County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Documents S722619, T393935, Official Public Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**
Lakewood Forest North Homeowners Association 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

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This management certificate is filed of record in Harris, 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 Lakewood Forest North Homeowners Association
Duly Authorized Agent
Signed: March 25, 2025

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STATE OF TEXAS §

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COUNTY OF HARRIS Dallas §

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.

Lauren Sanders

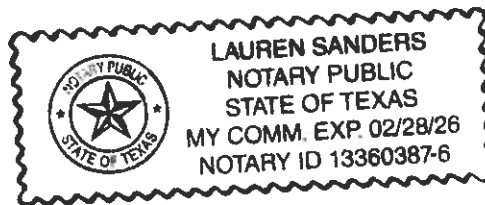
Notary Public in and for the State of Texas

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

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<Notary Stamp Above>

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:35:17 PM

Monday, April 21, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

