

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS           §  
  §  
COUNTY OF WASHINGTON      §

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

All that certain tract or parcel of land, containing 94.377 acres of land, more or less, lying and being situated in Washington County, Texas, part of the William Munson Survey, Abstract No. 90, said tract or parcel of land being more fully described by metes and bounds as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions, which property has been platted as Sunset Hills Estates, according to the Plat Records of Washing County, Texas, on October 4, 2022, and all amendments to replats of said maps or plats, if any.

4. Recording Data for the Declaration\*:

Declaration of Covenants, Conditions and Restrictions for Sunset Hills Estates recorded in Volume 1855, Page 325, of the Official Records of Washington County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Sunset Hills Estates 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](mailto:support@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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	Annual Maintenance Charge in effect as of the date of closing of the sale on the Lot
Administrative Fee	Amount to be determined by Board of Directors of Association

\*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.

SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

By: SBB MANAGEMENT COMPANY, LLC,  
its Managing Agent

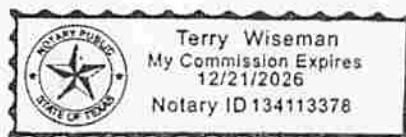
By:   
Vanessa Burch, President

\*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 30 day of July, 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



08/21/2025 3:35 P.M.

Page 3 of 3

STATE OF TEXAS           COUNTY OF WASHINGTON  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the OFFICIAL RECORDS of  
Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK



2025-4583





Steptoe & Johnson  
6900 N. Dallas Parkway, Suite 600  
Plano, TX 75024