

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Oakberry Trails Community Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions, Restrictions and Easements for Oakberry Trails	Harris County Clerk's File No. RP-2025-90516	Film Code Nos. 710739 (Section 1); 710746 (Section 2); 710749 (Section 4); Map Records, Harris County, Texas; and as stated in said Declaration
Certificate of Formation; Bylaws; Declarant's Adoption of Governing Documents	Harris County Clerk's File No. RP-2025-91850	As stated in said Declaration
Residential Design Guidelines created 10/04/2024 and Declarant's Adoption of Governing Documents	Harris County Clerk's File No. RP-2025-93176	As stated in said Declaration
Residential Design Guidelines revised 05/22/2025	Harris County Clerk's File No. RP-2025- 239012	As stated in said Declaration

**Name and Mailing Address for Association**

Oakberry Trails Community Association, Inc.  
c/o SBB Management Company, LLC  
12801 N. Central Expressway, Suite 1401  
Dallas, Texas 75243

**Name and Mailing Address of Person Managing  
the Association or its Designated Representative**

SBB Management Company, LLC  
12801 N. Central Expressway, Suite 1401  
Dallas, Texas 75243

Telephone Number to contact the Association

(972) 960-2800

Email Address to contact the Association

support@sbbmanagement.com

Association Website

www.sbbmanagement.com

Transfer of Title Fees

Transfer Fee:	\$340.00
Resale Certificate Fee:	\$375.00
Rush Fee:	\$360.00 - 1 day
	\$260.00 - 3 day
	\$160.00 - 5 day
	\$75.00 - 7 day
Amenity Device Deactivation Fee:	\$20.00
Capitalization Fee:	50% of the amount of the current regular assessment

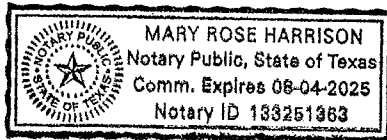
Executed on this the 14<sup>th</sup> day of JULY, 2025.

Oakberry Trails Community Association, Inc.,  
a Texas non-profit corporation, acting by and  
through its managing agent, SBB Management  
Company, LLC

  
\_\_\_\_\_  
April McCutcheon, Community Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 14<sup>th</sup> day of July, 2025, by April McCutcheon, Community Manager with SBB Management Company, LLC, the managing agent for Oakberry Trails Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Mary Harrison  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

RP-2025-275690

RP-2025-275690  
# Pages 4  
07/16/2025 02:22 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-275690