



\*VG-76-2025-20250070339\*

#### File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250070339

**Recorded Date:** April 21, 2025

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**Total Pages:** 3

**Total Fees:** \$29.00

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

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
4/21/2025 12:03 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
Preserve at Medina River Association Inc.

SCANNED

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:** Preserve at Medina River
2. **Name of the Association:** Preserve at Medina River Association Inc.
3. **Recording Data for the Subdivision:**  
Preserve at Medina Unit 1, under Vol. 20001, Pgs. 642-643;  
Preserve at Medina Unit 2, under Vol. 20002, Pgs. 119-120, 122;
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Preserve at Medina River Declaration of Covenants, Conditions and Restrictions, under Document No. 20170167899;  
Preserve at Medina River Amendment to the Declaration, under Document No. 20200036441;  
Preserve at Medina River Amendment to the Declaration, under Document No. 20200195801;
5. **Name and Mailing Address of the HOA:**  
Preserve at Medina River 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
  - Capitalization Fees: \$216.00

This management certificate is filed on record in Bexar, 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.

x Vanessa Burch

By Vanessa Burch, Managing Agent for Preserve at Medina River Association Inc.  
Duly Authorized Agent

STATE OF TEXAS §

Dallas §

COUNTY OF ~~BEXAR~~ PC §

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.

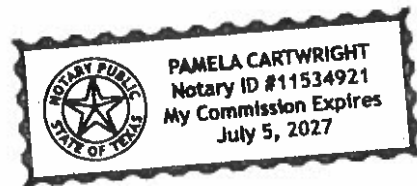
x Pamela Cartwright

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright

My Commission Expires: 7/5/27

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



<Notary Stamp Above>