

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

The undersigned, being the Managing Agent of The Reserve at Chappell Hill Property Owners 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 Reserve at Chappell Hill.
2. Name of Association: The name of the Association is The Reserve at Chappell Hill Property Owners Association, Inc.
3. Recording Data for the Subdivision:

Final Plat - Reserve at Chappell Hill - All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the J. Kegan Survey, Abstract No. 68, containing 115.864 acres of land, more or less, and 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 Reserve at Chappell Hill, according to the plat filed of record under Sheets 786B and 787A of the Plat Records of Washington County, Texas on July 20, 2022, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill recorded on July 14, 2022, in Volume 1850, Page 312, of the Official Records of Washington County, Texas;
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill recorded on August 16, 2022, in Volume 1855, Page 430, of the Official Records of Washington County, Texas;
 - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill recorded on October 28, 2022, in Volume 1865, Page 421, of the Official Records of Washington County, Texas; and

d. Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill recorded on December 14, 2023, as Document No. 2023-7332, 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 The Reserve at Chappell Hill Property Owners 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
Capitalization Fee	The amount of the Annual Maintenance Charge in effect as of the date of closing on the sale on the Lot

*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.

**THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

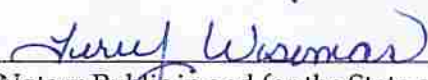
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

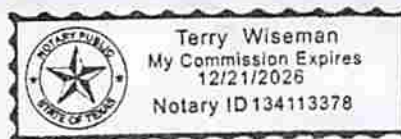
By: 
Vanessa Burch, President

*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.


Notary Public in and for the State of Texas



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

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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



2025-4582





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