



VG-364-2025-202500079648

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202500079648

Real Property Recordings

Recorded On: April 18, 2025 11:07 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 202500079648
Receipt Number: 20250418000361
Recorded Date/Time: April 18, 2025 11:07 AM
User: Pamela G
Station: CC149

Record and Return To:

SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401

DALLAS TX 75243



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
Glen Abbey Homeowners Association, Inc.

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:** Glen Abbey Addition
- 2. Name of the Association:** Glen Abbey Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:**
 - a. Final Plat Glen Abbey recorded on October 16, 2000, as Document No. 200001168052, of the Real Property Records of Dallas County, Texas;
 - b. Final Plat Glen Abbey Phase 3 recorded on December 11, 2000, as Document No. 200001224038, of the Real Property Records of Dallas County, Texas;
 - c. Final Plat Glen Abbey Phase 4 recorded on December 11, 2000, as Document No. 200001224089, of the Real Property Records of Dallas County, Texas;
 - d. Final Plat Glen Abbey Phase 5 recorded on August 29, 2003, as Document No. 200302508779, of the Real Property Records of Dallas County, Texas;
 - e. Final Plat Glen Abbey Phase 6 recorded on September 17, 2001, as Document No. 200101532396, of the Real Property Records of Dallas County, Texas;
 - f. Final Plat Glen Abbey Phase 7 recorded on March 8, 2002, as Document No. 200201741853, in Volume 2002047, Page 75, of the Real Property Records of Dallas County, Texas;
 - g. Final Plat Glen Abbey of Ash Bluff No. 2 recorded on January 13, 2006, as Document No. 200600015083, of the Real Property Records of Dallas County, Texas;
 - h. Final Plat Glen Abbey of Ash Bluff recorded on March 9, 2006, as Document No. 200600086306, of the Real Property Records of Dallas County, Texas;
 - i. Final Plat Glen Abbey- Brinker Place recorded on June 15, 2007, as Document No. 20070214968, of the Real Property Records of Dallas County, Texas;
 - j. Final Plat Glen Abbey of Ash Bluff recorded on April 7, 2009, as Document No. 200900098652, of the Real Property Records of Dallas County, Texas; and
 - k. Final Plat Glen Abbey Doshier recorded on December 3, 2021, as Document No. 202100361234, of the Real Property Records of Dallas County, Texas.
- 4. Recording Data for the Declaration and the Declaration Amendments:**
 - a. Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on September 22, 2000, as Document No. 200001142746, in Volume 2000186, Page 4029, of the Real Property Records of Dallas County, Texas;
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on October 10, 2000, as Document No. 200001162302, in Volume 2000197, Page 2534, of the Real Property Records of Dallas County, Texas;
 - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on November 30, 2000, as Document No. 200001197221, in Volume 2000221, Page 3528, of the Real Property Records of Dallas County, Texas;
 - d. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on November 30, 2000, as Document No. 200001213814, in Volume 2000232, Page 5042, of the Real Property Records of Dallas County, Texas;

e. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on February 19, 2001, as Document No. 200101288259, in Volume 2001034, Page 4195, of the Real Property Records of Dallas County, Texas;

f. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 9, 2001, as Document No. 200101340339, in Volume 2001069, Page 2509, of the Real Property Records of Dallas County, Texas;

g. Supplemental Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 29, 2005, as Document No. 200503336000, in Volume 2005084, Page 00342, of the Real Property Records of Dallas County, Texas;

h. Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on April 29, 2005, as Document No. 200503336000, in Volume 2005084, Page 367, of the Real Property Records of Dallas County, Texas;

i. Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on July 21, 2005, as Document No. 200503440923, in Volume 2005142, Page 6503, of the Real Property Records of Dallas County, Texas;

j. Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on February 16, 2006, as Document No. 200600058650, of the Real Property Records of Dallas County, Texas;

k. Ninth Amendment and Second Supplemental Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on December 13, 2006, as Document No. 200600458986, of the Real Property Records of Dallas County, Texas;

l. Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on June 20, 2007, as Document No. 20070221739, of the Real Property Records of Dallas County, Texas;

m. Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on December 30, 2008, as Document No. 20080401447, of the Real Property Records of Dallas County, Texas; and

n. Twelfth Amendment to the Declaration of Covenants, Conditions and Restrictions for Glen Abbey Addition recorded on May 4, 2022, as Document No. 202200125861, of the Real Property Records of Dallas County, Texas.

5. Name and Mailing Address of the HOA:

Glen Abbey Homeowners 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

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
- Capitalization Fees: \$200.00

This management certificate is filed on record in Dallas, 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 Glen Abbey Homeowners Association, Inc.
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF DALLAS §

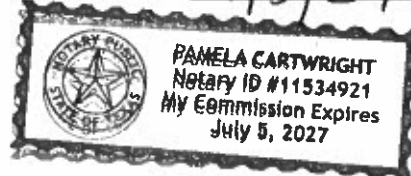
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

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>