

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for
The Villages at Spring Lake 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:** The Villages at Spring Lake HOA
2. **Name of the Association:** The Villages at Spring Lake Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
The Villages at Spring Lake, Phase 1, according to the plat recorded in the document D201218760, The Villages at Spring Lake, Phase 2, according to the plat recorded in the document D203227189, The Villages at Spring Lake, Phase 3, according to the plat recorded in the document D203227190, The Villages at Spring Lake, Phase 4, according to the plat recorded in the document D205169498, Official Public Records of Tarrant County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
Document D203310971, D201301103, D205364009, Official Public Records of Tarrant County, Texas.
5. **Name and Mailing Address of the HOA:**
The Villages at Spring Lake 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



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Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

Management Certificate for The Villages at Spring Lake

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

This management certificate is filed of record in Tarrant, 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.

Vanessa Burch

By Vanessa Burch, Managing Agent for The Villages at Spring Lake Homeowners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This Instrument was signed before me on 03/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

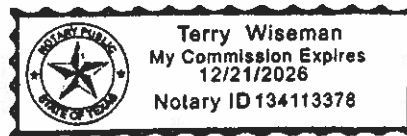
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/31/2026

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



<Notary Stamp Above>



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Pages: 2

Fees: \$24.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK