PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for WAKEFIELD HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS	§
	§
COUNTY OF JOHNSON	§

The undersigned, being the Managing Agent of Wakefield Homeowners 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 Wakefield Heights.
- Name of Association: The name of the Association is Wakefield Homeowners Association, Inc.

3. Recording Data for the Subdivision:

- a. Wakefield Heights is a phased addition to the City of Burleson, Johnson County, Texas according to the plat of Phase 1 recorded on June 23, 2004, as Document No. 2004-328, Plat Records, Johnson County, Texas.
- b. Wakefield Heights is a phased addition to the City of Burleson, Johnson County, Texas according to the plat of Phase 2 recorded on December 29, 2005, as Document No. 2005-609, Plat Records, Johnson County, Texas.

4. Recording Data for the Declaration*:

- a. Declaration of Covenants, Conditions & Restrictions for Wakefield, recorded on September 27, 2005, as Document No. 2005-34092 of the Real Property Records, Johnson County, Texas.
- b. First Annexation to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wakefield Heights, recorded on February 22, 2006, as Document No. 2006-6903 of the Real Property Records of Johnson County, Texas.
- c. Second Annexation to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on June 27, 2006, as Document No. 2006-26097 of the Real Property Records of Johnson County, Texas.
- d. Third Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on August 8, 2008, as Document No. 2008-30901 of the Real Property Records of Johnson County, Texas.
- e. Fourth Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Wakefield, recorded on January 11, 2011, as Document No. 2011-969 of the Real Property Records of Johnson County, Texas.

- 5. Name and mailing address of the Association: The name and mailing address of the Association is Wakefield Homeowners 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 Managing Agent: The name and contact information for the Managing Agent of the Association is SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243. Phone Number: (972) 960-2800 EXT. 3363 Email Address: v.burch@sbbmanagement.com.
- 7. <u>The Association's Dedicatory Instruments are Available to Members Online at:</u> www.sbbmanagement.com
- 8. <u>The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:</u>

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a	\$300.00
Resale	<u> </u>
3 Business Day Rush Fee to Expedite a	\$200.00
Resale	
5 Business Day Rush Fee to Expedite a	\$100.00
Resale	
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00

^{*}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.

WAKEFIELD HOMEOWNERS ASSOCIATION, INC. a Texas nonprofit corporation

By: SBB Management Company, LLC, its Managing Agent

Name:

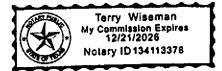
itle: Uvesider

*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 COLLIN §

BEFORE ME, the undersigned notary public, on this 31 day of August 2023, personally appeared Vances Burch Managing Agent for the Wakefield Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

Johnson County April Long Johnson County Clerk

Instrument Number: 2023 - 24775

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: September 01, 2023 11:16 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: Record and Return To:

Document Number: 2023 - 24775 Simplifile

Receipt Number: 20230901000053 5072 North 300 West

Recorded Date/Time: September 01, 2023 11:16 AM

User: Heidi P PROVO UT

Station: CCI15



STATE OF TEXAS COUNTY OF JOHNSON

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 Johnson County, Texas.

april Rong

April Long Johnson County Clerk Johnson County, TX