



PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Brazos Rivers Edge Community Association, Inc.

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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:** River's Edge
2. **Name of the Association:** Brazos Rivers Edge Community Association, Inc.
3. **Recording Data for the Subdivision:**
  - a. River's Edge Section One- Plat recorded on May 25, 2004, as Document No. 20040101, of the Plat Records of Fort Bend County, Texas;
  - b. River's Edge Section Two- Plat recorded on May 25, 2004, as Document No. 20040102, of the Plat Records of Fort Bend County, Texas;
  - c. River's Edge Section Three- Plat recorded on August 4, 2005, as Document No. 20050147, of the Plat Records of Fort Bend County, Texas;
  - d. River's Edge Section Four- Plat recorded on August 4, 2005, as Document No. 20050148, of the Plat Records of Fort Bend County, Texas;
  - e. River's Edge Section Five- Plat recorded on May 23, 2006, as Document No. 20060137, of the Plat Records of Fort Bend County, Texas;
  - f. River's Edge Section Six- Plat recorded on May 23, 2006, as Document No. 20060138, of the Plat Records of Fort Bend County, Texas;
  - g. River's Edge Section Seven- Plat recorded on August 31, 2005, as Document No. 20050177, of the Plat Records of Fort Bend County, Texas;
  - h. River's Edge Section Eight- Plat Attachment, Exhibit "B" recorded on January 26, 2016, as Document No. 2016007646, of the Official Public Records of Fort Bend County, Texas;
  - i. River's Edge Section Ten- Plat recorded on October 3, 2006, as Document No. 20060239, of the Plat Records of Fort Bend County, Texas;
  - j. River's Edge Section Eleven- Plat recorded on February 13, 2007, as Document No. 20070027, of the Plat Records of Fort Bend County, Texas;
  - k. River's Edge Section Twelve- Plat recorded on February 13, 2007, as Document No. 20070028, of the Plat Records of Fort Bend County, Texas;
  - l. River's Edge Section Thirteen- Plat recorded on July 22, 2014, as Document No. 20140152, of the Plat Records of Fort Bend County, Texas;
  - m. River's Edge Section Fifteen-A- Plat recorded on September 9, 2014, as Document No. 20140209, of the Plat Records of Fort Bend County, Texas;
  - n. River's Edge Section Fifteen-B- Plat recorded on December 15, 2015, as Document No. 20150326, of the Plat Records of Fort Bend County, Texas;
  - o. River's Edge Section Sixteen- Plat recorded on October 10, 2014, as Document No. 20140240, of the Plat Records of Fort Bend County, Texas; and
  - p. River's Edge Section Seventeen- Plat recorded on December 16, 2015, as Document No. 20150327 of the Plat Records of Fort Bend County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Declaration of Covenants, Conditions and Restrictions for River's Edge recorded on June 14, 2004, as Document No 2004070969, in the Official Public Records of Fort Bend County, Texas;

- b. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Three recorded on August 12, 2005, as Document No. 2005097903, of the Official Public Records of Fort Bend County, Texas;
- c. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Four recorded on August 12, 2005, as Document No. 2005097904, of the Official Public Records of Fort Bend County, Texas;
- d. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Five recorded on July 26, 2006, as Document No. 2005089949, of the Official Public Records of Fort Bend County, Texas;
- e. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Six recorded on July 26, 2006, as Document No. 2006089950, of the Official Public Records of Fort Bend County, Texas;
- f. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Seven recorded on September 19, 2005, as Document No. 2005114340, of the Official Public Records of Fort Bend County, Texas;
- g. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Eight recorded on January 26, 2016, as Document No. 2016007646, of the Official Public Records of Fort Bend County, Texas;
- h. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Ten recorded on October 11, 2006, as Document No. 2006128017, of the Official Public Records of Fort Bend County, Texas;
- i. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Eleven recorded on February 22, 2007, as Document No. 207022018, of the Official Public Records of Fort Bend County, Texas;
- j. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Twelve recorded on February 22, 2007, as Document No. 2007022019, of the Official Public Records of Fort Bend County, Texas;
- k. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Thirteen recorded on August 25, 2014, as Document No. 2014092279, of the Official Public Records of Fort Bend County, Texas;
- l. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Fifteen-A recorded on September 29, 2014, as Document No. 2014105507, of the Official Public Records of Fort Bend County, Texas;
- m. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Fifteen-B recorded on January 11, 2016, as Document No. 2016003048, of the Official Public Records of Fort Bend County, Texas;
- n. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Sixteen recorded on January 17, 2013, as Document No. 2013007294, of the Official Public Records of Fort Bend County, Texas; and
- o. Supplemental Amendment to Declaration of Covenants, Condition and Strictions for River's Edge Section Seventeen recorded on January 11, 2016, as Document No. 2016003049, of the Official Public Records of Fort Bend County, Texas.

**5. Name and Mailing Address of the HOA:**

Brazos Rivers Edge Community 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

This management certificate is filed of record in Fort Bend, 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.



By Vanessa Burch, Managing Agent for Brazos Rivers Edge Community Association, Inc.

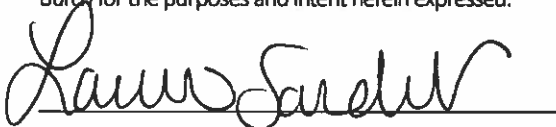
Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

§  
*Dallas*  
COUNTY OF ~~FORT BEND~~ §

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.

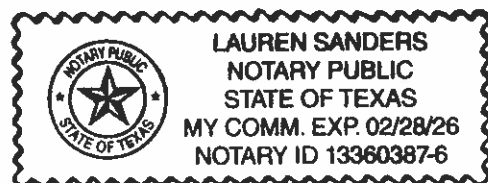


Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders

My Commission Expires: 2/28/26

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



<Notary Stamp Above>

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

May 02, 2025 01:11:42 PM

FEE: \$23.00 AA1

**2025042818**