

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WHITE ROCK CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent of White Rock Creek Estates 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 White Rock Creek Estates.
2. Name of Association: The name of the Association is White Rock Creek Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Final Plat - White Rock Creek Estates recorded on October 5, 1994, as Document No. 19941005000908500, in the Land Records of the Official Public Records of Collin County, Texas;
  - b. Final Plat - White Rock Creek Estates - Phase II recorded on October 11, 1994, as Document No. 19940011000926090, in the Land Records of the Official Public Records of Collin County, Texas;
  - c. Amended Plat - White Rock Creek Estates - Phase II recorded on January 18, 1996, as Document No. 19960118000049170, in the Land Records of the Official Public Records of Collin County, Texas; and
  - d. Replat of White Rock Creek Estates - Phase II recorded on May 2, 1997, as Document No. 19970502000345270, in the Land Records of the Official Public Records of Collin County, Texas; and
  - e. Replat - White Rock Creek Estates recorded on September 7, 2001, as Document No. 20010907001124460, in the Land Records of the Official Public Records of Collin County, Texas.
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants and Restrictions of Homeowner's Agreement on and for White Rock Creek Estates recorded on February 14, 1994, as Document No.

19940214000148661 (94-0014866), in the Land Records of the Official Public Records of Collin County, Texas;

- b. First Amendment to the Declaration of Covenants and Restrictions of Homeowner's Agreement on and for White Rock Creek Estates recorded on October 21, 1994, as Document No. 19941021000952690, in the Land Records of the Official Public Records of Collin County, Texas; and
  - c. Second Amendment to the Declaration of Covenants and Restrictions of Homeowner's Agreement on and for White Rock Creek Estates recorded on April 7, 2022, as Document No. 20220407000562900, of the Official Public Records of Collin County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is White Rock Creek Estates 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 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](mailto:support@sbbmanagement.com)
  7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://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

\*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.

**WHITE ROCK CREEK ESTATES HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

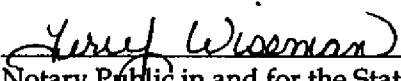
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

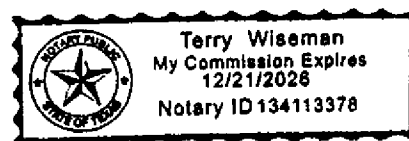
By:   
Vanessa Burch, President

\*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 7 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



**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2025000088962

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 16, 2025 01:47 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2025000088962

Receipt Number: 20250716000300

Recorded Date/Time: July 16, 2025 01:47 PM

User: Kim D

Station: Workstation cck024

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

