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PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Sheldon Ridge 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:** Sheldon Ridge
2. **Name of the Association:** Sheldon Ridge Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**  
Sheldon Ridge Homeowners Association according to the plat recorded in the following documents: File Number 20070427335 Volume Number 613234 Film Code RP047031584, File Number 20080616375 Volume Number 627237 Film Code RP061811258, File Number 20110058830 Volume Number 638232 Film Code RP076073367, File Number 20130143396 Volume Number 652234 Film Code RP086441265, File Number 20150336197 Volume Number 675299 Film Code RP095360176, File Number RP-2016-574949 Volume Number 680236 Film Code RP-2016-574949, File Number RP-2017-289057 Volume Number 682195 Film Code RP-2017-289057, File Number RP-2018-263408 Volume Number 685274 Film Code RP-2018-263408, File Number RP-2019-281349 Volume Number 689020 Film Code RP-2019-281349, File Number RP-2021-127545 Volume Number 694332 Film Code RP-2021-127545, File Number RP-2021-415258 Volume Number 695857 Film Code RP-2021-415258, Official Public Records of Harris County, Texas
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Documents 20070557249, 20090054071, 20120460976, 20140056441, 2018328700, 2017125106, 2017439610, Official Public Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**  
Sheldon Ridge 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](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

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- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Harris, 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 Sheldon Ridge Homeowners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

for

STATE OF TEXAS §

§  
COUNTY OF <sup>Dallas</sup> ~~HARRIS~~ §

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.

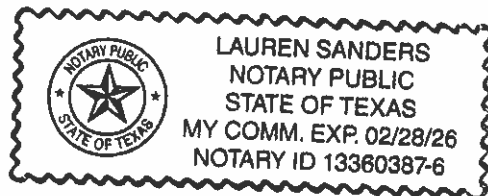
Lauren Sanders

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

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<Notary Stamp Above>

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:32:37 PM

Monday, April 21, 2025

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas

Monday, April 21, 2025



*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS