

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for

Ederville Park Townhomes Homeowners Association

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:** Ederville Park Townhomes
2. **Name of the Association:** Ederville Park Townhomes Homeowners Association
3. **Recording Data for the Subdivision:**  
Ederville Park Townhomes, a subdivision in Tarrant County, Texas according to the maps or plats thereof recorded at Instrument No. D203458346, Cabinet A, Slide 12078, in the Map/Plat records of Tarrant County, Texas, and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Declaration of Covenants, Conditions and Restrictions for Ederville Park Townhomes, recorded on June 30, 2004 and filed as Document No. D204201764, Official Public Records of Real Property of Tarrant County, Texas b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Ederville Park Townhomes, recorded on October 15, 2020 and filed as Document No. D220266020, Official Public Records of Real Property of Tarrant County, Texas
5. **Name and Mailing Address of the HOA:**  
Ederville Park Townhomes Homeowners Association 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



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04/21/2025 12:55 PM      Page: 1 of 2      Fees: \$24.00  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

*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.



By Vanessa Burch, Managing Agent for Ederville Park Townhomes Homeowners Association

Duly Authorized Agent

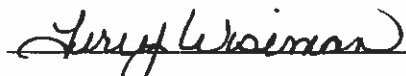
Signed: March 25, 2025

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.

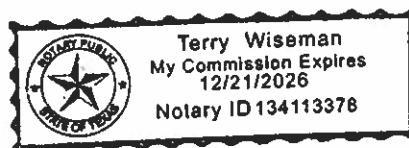


Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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 OF  
TARRANT COUNTY, TEXAS  
04/21/2025 12:55 PM

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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE

Pages: 2

Fees: \$24.00

  
MARY LOUISE NICHOLSON  
COUNTY CLERK