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PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Villages of Bear Creek Owners 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:** Villages of Bear Creek
2. **Name of the Association:** Villages of Bear Creek Owners Association, Inc.
3. **Recording Data for the Subdivision and Declaration:**  
Exhibit A  
Document Name-File Date- Filling Data

Declaration of Covenants. Conditions and Restrictions for the Villages of Bear Creek, Phase I- August 16, 1983 and September 9, 1983- Volume 7591, page 1289 et seq. and Volume 7609, page 1231 et seq.

Approval and Ratification of Declaration- October 7, 1983- Volume 7636, page 1280 et seq.

Correction Approval and Ratification of Declaration- December 15, 1983 Volume 7693, page 1262 et seq.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Village of Bear Creek- May 2, 1984- Volume 17, page 53 et seq.

Second Amended and Restated Declaration of Covenants. Conditions and Restrictions for the Villages of Bear Creek- August 12, 1993- Volume 11189, page 0907, et seq. Instrument No. D193172156

First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Villages of Bear Creek- November 30, 1993, Volume 11342, page 1116 et seq.

Second Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Villages of Bear Creek- June 20, 1996- Volume 12406 , page 2005 et seq.

Third Amendment to the Second Amended and Restated Declaration of Covenants Conditions and Restrictions for the Villages of Bear Creek- May 4, 2006- Instrument No. D206133744

Fourth Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Villages of Bear Creek- November 8, 2006 instrument No. D206352931

Fifth Amendment to the Second Amended and Restated Declaration of Covenants. Conditions and Restrictions for the Villages of Bear Creek- May 14, 2008- instrument No. D208179312

Sixth Amendment to the Second Amended and Restated Declaration of Covenants. Conditions and Restrictions for the Villages of Bear Creek- October 6, 2008- Instrument No. D208382017

Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK



D225069235

Page: 1 of 3  
Fees: \$28.00  
04/21/2025 12:36 PM  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CHAPARRAL MANAGEMENT COMPANY LLC

Seventh Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Villages of Bear Creek- May 3 ,2011-Instrument No. D211102897

Notice of Filing of Dedicatory Instruments for Villages of Bear Creek-January 18, 2000- Volume 14179, page 0580 et seq.

First Amendment to Notice of Filing of Dedicatory instruments for Villages of Ber Creek- December 20, 2005- Instrument No. D205379380

Second Amendment to Notice of Filing of Dedicatory Instruments for Villages of Bear Creek- February 19, 2008- Instrument No. 208054806

Authority of Management to Act and Delinquent Assessment Collection Policy- November 2, 2018, Instrument No.218024449

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

Villages of Bear Creek Owners Association, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

**5. 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)

**6. 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.

**7. 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 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.

  
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By Vanessa Burch, Managing Agent for Villages of Bear Creek Owners Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF TARRANT §

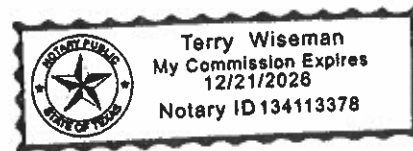
This Instrument was signed before me on 03/26/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Terry Wiseman  
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 12:38 PM  
D225069235  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 3  
Fees: \$28.00  
Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK