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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for
Trails of Marine Creek 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:** Trails of Marine Creek
2. **Name of the Association:** Trails of Marine Creek Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. The Trails of Marine Creek being 40.784 Acres, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded on January 14, 2005, as Document No. D205015551 of the Real Property Records, Tarrant County, Texas.
 - b. Lots 9-31, 9X, Block 2; Lots 1-43, Block 3; and Lots 22-50, 50X Block 4 according to the Plat recorded on July 20, 2018, as Document No. D218160485 of the Real Property Records, Tarrant County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - a. Declaration of Covenants, Conditions and Restrictions for the Trails of Marine Creek, recorded on June 17, 2004, as Instrument No. D204190010 of the Real Property Records, Tarrant County, Texas.
 - b. Amendment to the Declaration of Covenants, Conditions and Restrictions for The Trails of Marine Creek, recorded on August 23, 2018, as Instrument No. D218188681 of the Real Property Records, Tarrant County, Texas
5. **Name and Mailing Address of the HOA:**

Trails of Marine Creek 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
7. **Website Address for Accessing Dedicatory Instruments:**

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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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 Trails of Marine Creek Homeowners 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 03/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

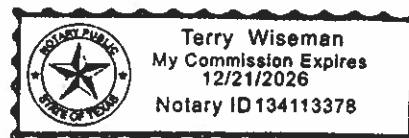


Notary Public in and for the State of Texas

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
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
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MARY LOUISE NICHOLSON
COUNTY CLERK