

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
BRIARWOOD PLACE HOMEOWNERS ASSOCIATION OF DALLAS, TEXAS**

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STATE OF TEXAS           §  
                                      §  
COUNTY OF DALLAS     §

The undersigned, being the Managing Agent of Briarwood Place Homeowners Association of Dallas, Texas, 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 Briarwood Place.
2. Name of Association: The name of the Association is Briarwood Place Homeowners Association of Dallas, Texas.
3. Recording Data for the Subdivision:

Final Plat of Briarwood Place recorded on September 26, 1973, as Document No. 197300677642, in Volume 73190, Page 816, of the Official Public Records of Dallas County, Texas.

4. Recording Data for the Declaration\*:
  - a. Restated Declaration of Covenants and Restrictions of Briarwood Place recorded on April 1, 1997, as Instrument No. 199700630408, in Volume 97063, Page 1970, *et seq.*, of the Real Property Records of Dallas County, Texas;
  - b. First Amendment to the Restated Declaration of Covenants and Restrictions of Briarwood Place recorded on August 12, 2021, as Instrument No. 202100240434, in the Official Public Records of Dallas County, Texas; and
  - c. Second Amendment to the Restated Declaration of Covenants and Restrictions of Briarwood Place recorded on November 13, 2024, as Instrument No. 202400230422, in the Official Public Records of Dallas County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Briarwood Place Homeowners Association of Dallas, Texas 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
Working Capital Contribution	Current Annual Assessment

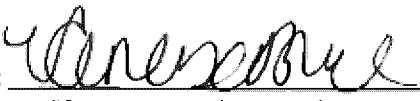
\*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

#### **ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

**BRIARWOOD PLACE HOMEOWNERS ASSOCIATION OF  
 DALLAS, TEXAS**  
 a Texas nonprofit corporation

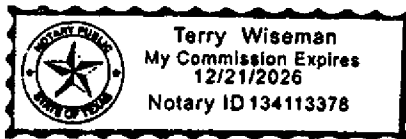
By: **SBB MANAGEMENT COMPANY, LLC,**  
 its Managing Agent

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 May, 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.



Terry Wiseman  
Notary Public in and for the State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500097150

eRecording - Real Property

Recorded On: May 13, 2025 08:07 AM

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: 202500097150

Receipt Number: 20250512000274

Recorded Date/Time: May 13, 2025 08:07 AM

User: Javen H

Station: Cc136

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature of John F. Warren.