

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Walnut Meadows 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:**
2. **Name of the Association:** Walnut Meadows Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**  
The recording data for the Subdivision is shown in Exhibit A
4. **Recording Data for the Declaration and the Declaration Amendments:**  
Exhibit A

Recording Data for the Walnut Meadows Homeowners' Association, Inc. Plats of Walnut Meadows Homeowners' Association, Inc. recorded in the Map or Plat Records of Tarrant County  
WALNUT MEADOWS – DECLARATION FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON FEBRUARY 7, 2003 DOCUMENT NO. D203055327  
WALNUT MEADOWS- FINAL PLAT FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON SEPTEMBER 18, 2002 DOCUMENT NO. D202261806  
WALNUT MEADOWS-CERTIFICATE AND MEMORANDUM FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON JULY 10, 2006 DOCUMENT NO. 206207002  
WALNUT MEADOWS- FIRST SUPPLEMENTAL CERTIFICATE FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON MAY 24, 2010 DOCUMENT NO. D210122051  
WALNUT MEADOWS- SECOND SUPPLEMENTAL CERTIFICATE FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON NOVEMBER 22, 2010 DOCUMENT NO. D210288448  
WALNUT MEADOWS- THIRD SUPPLEMENTAL CERTIFICATE FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON OCTOBER 6, 2011 DOCUMENT NO. D211243247  
WALNUT MEADOWS- FOURTH SUPPLEMENTAL CERTIFICATE FILED FOR RECORD IN TARRANT COUNTY, TEXAS ON NOVEMBER 30, 2011 DOCUMENT NO. D2211288693

5. **Name and Mailing Address of the HOA:**  
Walnut Meadows 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:**

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK



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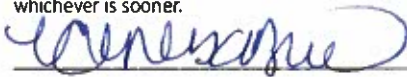
Page: 1 of 2

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

- 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.



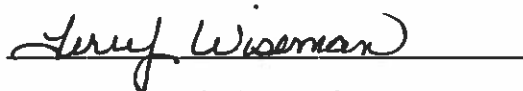
By Vanessa Burch, Managing Agent for Walnut Meadows Homeowners Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF TARRANT §

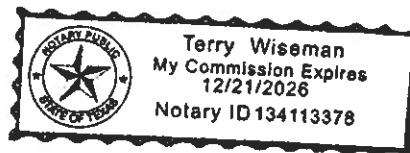
This Instrument was signed before me on 03/26/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.



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  
Pages: 2  
Fees: \$24.00

  
MARY LOUISE NICHOLSON  
COUNTY CLERK