

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### MANAGEMENT CERTIFICATE

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:** Walnut Meadows Homeowners Association, Inc.
2. **Name of the Association:** Walnut Meadows Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Walnut Meadows, according to the plat recorded in the document D202261906, Official Public Records of Tarrant County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents D2030055327, D208357254, Official Public Records of Tarrant County, Texas.
5. **Name and mailing address of the Association:** Walnut Meadows Homeowners Association, Inc. c/o SBB Community Management, 12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
6. **Name, mailing address, phone number & email for designated representative:**  
SBB Community Management  
12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243  
972-960-2800  
support@sbbmanagement.com
7. **Website address where all dedicatory instruments can be found:**  
  
<https://sbbmanagement.com/>, use the "Owner/Resident Portal" link to log in to your community's portal to locate the community dedicatory instruments
8. **Fees charged by Association related to a property transfer:**  
  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer: \$275

This management certificate is filed of record in Tarrant County, 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: Drew Sanders, Managing Agent for Walnut Meadows Homeowners Association, Inc., Duly Authorized Agent  
Signed: March 22, 2022

**AFTER RECORDING RETURN TO:**  
**SBB Community Management**  
**12801 N. CENTRAL**  
**EXPRESSWAY Suite 1401 Dallas,**  
**TX 75243**

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

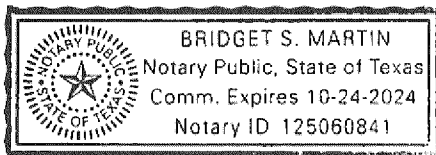
This instrument was signed before me on March 14, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Unofficial Copy