

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 22726

ERecordings-RP

CERTIFICATE

Recorded On: March 05, 2024 08:11 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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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: 22726  
Receipt Number: 20240304000799  
Recorded Date/Time: March 05, 2024 08:11 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
THE CANALS AT GRAND PARK SOUTH PHASE III  
TOWNHOME ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent of The Canals at Grand Park South Phase III Townhome Association, Inc., 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 Grand Park Canal South.
2. Name of Association: The name of the Association is The Canals at Grand Park South Phase III Townhome Association, Inc.
3. Recording Data for the Subdivision:  
  
Plat recorded on August 16, 2019, as Document No. 2019-352 of the Plat Records of Denton County, Texas.
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for Founders Park and Common Amenities of the Canals at Grand Park South, Frisco, Texas, (the "Master Declaration") recorded on December 29, 2014, as Document No. 2014-130008, in the Official Public Records of Denton County, Texas;
  - b. Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded on July 13, 2015, as Document No. 2015-78380, in the Official Public Records of Denton County, Texas;
  - c. First Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded on May 7, 2018, as Document No. 2018-51332, in the Official Public Records of Denton County, Texas;
  - d. Second Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded on October 17, 2019, as Document No. 2019-131649, in the Official Public Records of Denton County, Texas;

- e. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Canals at Grand Park South Phase III Townhomes, recorded on January 13, 2020, as Document No. 2020-4791, in the Official Public Records Of Denton County, Texas; and
  - f. Correction Affidavit as to a Recorded Original Instrument, recorded on January 15, 2020, as Document No. 2020-5688, in the Official Public Records of Denton County, Texas, pertaining to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Canals at Grand Park South Phase III Townhomes, recorded on January 13, 2020, as Document No. 2020-4791, in the Official Public Records Of Denton County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is The Canals at Grand Park South Phase III Townhome Association, Inc., 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: [v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com).
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	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00
Working Capital Assessment	\$660.00

\*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.

**THE CANALS AT GRAND PARK SOUTH PHASE III  
TOWNHOME ASSOCIATION, INC.**  
a Texas nonprofit corporation

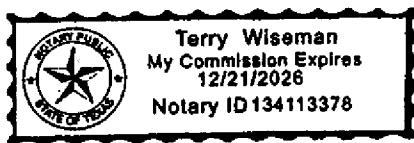
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

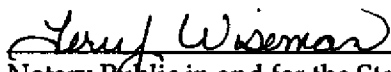
By:   
Vanessa Burch, President

\*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 4 day of March, 2024, 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.



  
Notary Public in and for the State of Texas