



VG-342-2025-40388

**Denton County
Juli Luke
County Clerk**

Instrument Number: 40388

Real Property Recordings

MISCELLANEOUS

Recorded On: April 17, 2025 01:50 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 40388
Receipt Number: 20250417000310
Recorded Date/Time: April 17, 2025 01:50 PM
User: Kerry H
Station: Station 4

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N CENTRAL EXPRESSWAY STE 1401
DALLAS TX 75243



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

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:** Grand Park Canal South
2. **Name of the Association:** 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 and the Declaration Amendments:**
 - 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 MultiFamily 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 HOA:**
The Canals at Grand Park South Phase III Townhome 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
- Capitalization Fees: \$660.00

This management certificate is filed on record in Denton, 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.

x *Vanessa Burch*

By Vanessa Burch, Managing Agent for The Canals at Grand Park South Phase III Townhome Association Inc
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF ~~DENTON~~ Dallas §

PC

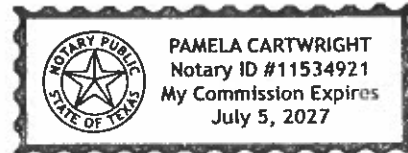
This instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

x *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27

AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>