

\*VG-364-2025-202500079606\*

Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202500079606

Real Property Recordings

Recorded On: April 18, 2025 10:49 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 202500079606  
Receipt Number: 20250418000305  
Recorded Date/Time: April 18, 2025 10:49 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

SBB MANAGEMENT COMPANY  
12801 N CENTRAL EXPY STE 1401  
  
DALLAS TX 75243



STATE OF TEXAS  
Dallas County

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

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
The Downs of Hillcrest Residential Association, Inc.

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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:** The Downs of Hillcrest Residential Association, Inc

2. **Name of the Association:** The Downs of Hillcrest Residential Association, Inc.

3. **Recording Data for the Subdivision:**

The Downs of Hillcrest, Phase 1A, according to the plat recorded in the document 199202135007, The Downs of Hillcrest, Phase 1A, according to the plat recorded in the document 199301087729, The Downs of Hillcrest, Phase 1 B, according to the plat recorded in the document 199300503575, The Downs of Hillcrest, Phase 1 B, according to the plat recorded in the document 200202086693, The Downs of Hillcrest, Phase 1 C, according to the plat recorded in the document 199700560345, The Downs of Hillcrest, Phase 1C, according to the plat recorded in the document 199301331454, The Downs of Hillcrest, Phase 1 D, according to the plat recorded in the document 199300549017, The Downs of Hillcrest, Phase 1 E, according to the plat recorded in the document 199401131449, The Downs of Hillcrest, Phase 1 F, according to the plat recorded in the document 199502430822, The Downs of Hillcrest, Phase 1F, according to the plat recorded in the document 199502486915, The Downs of Hillcrest, Phase 1 G, according to the plat recorded in the document 199600091289, The Downs of Hillcrest, Phase 2, according to the plat recorded in the document 199401131449, The Downs of Hillcrest, Phase 2A, according to the plat recorded in the document 199800407199, The Downs of Hillcrest, Phase 2A, according to the plat recorded in the document 200503465364, Official Public Records of Dallas County, Texas.

4. **Recording Data for the Declaration and the Declaration Amendments:**

Documents 2580198, 3041349, 201000124277, 201900332083, 1105270, Official Public Records of Dallas County, Texas.

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

The Downs of Hillcrest Residential 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:**

- 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 Dallas, 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 The Downs of Hillcrest Residential Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

STATE OF TEXAS §

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COUNTY OF DALLAS §

This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

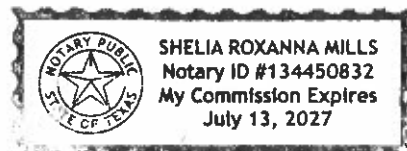


Notary Public in and for the State of Texas

Notary Printed Name: SHELIA ROXANNA MILLS

My Commission Expires: 7-13-2027

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



<Notary Stamp Above>