

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
Gentle Creek Estates 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:** Gentle Creek Estates
- 2. Name of the Association:** Gentle Creek Estates Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:**
 - a. Phases One and Two of Gentle Creek Estates, additions to the Town of Prosper according to the final plat thereof approved on October 14, 1997 and recorded in Cabinet K, Pages 474 and 475 of the Map Records of Collin County, Texas, as revised, in part, but a replat filed on October 6, 2000 in Cabinet M, Page 24 of the Map Records of Collin County, Texas
 - b. Phase Three of Gentle Creek Estates, additions to the Town of Prosper, Collin County, Texas according to the plat thereof approved on August 14, 2001 and filed of record on August 28, 2001 in Cabinet N, Page 244 of the Map Records of Collin County, Texas;
 - c. Phase Four of Gentle Creek Estates, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof approved on August 19, 2003 and filed of record on May 4, 2004 in Cabinet P, Page 630 of the Map Records of Collin County, Texas;
 - d. Phase Five of Gentle Creek Estates, according to the plat thereof approved by the Town of Prosper on February 14, 2006 and filed of record in Collin County, Texas on February 17, 2006 under instrument No. 2006-0217010000620;
 - e. Phase Six of Gentle Creek Estates, 25.120 acre tract or parcel according to the recorded plat thereof approved by the Town of Prosper and filed of record on March 21, 2006 in Collin County Deed Records under document no. 20060321010001090;
 - f. Phase Seven of Gentle Creek Estates, 38.209 acre tract or parcel according to the recorded amended plat thereof approved by the Town of Prosper and filed of record on September 5, 2006 in the Collin County Deed Records under document no. 20060905010003760
 - g. Phase Eight of Gentle Creek Estates, 40.996 acre tract or parcel according to the recorded amended plat thereof approved by the Town of Prosper and filed of record on March 28, 2014 in the Collin County deed Records under document no. 20140328010001010.
- 4. Recording Data for the Declaration and the Declaration Amendments:**
 - a. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates recorded as Instrument No. 2001-0124076 in the Real Property Records of Collin County, Texas
 - b. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates effective June 1, 2004, recorded as Instrument No. 20040707000996570
 - c. Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates effective February 21, 2006, recorded as Instrument No. 2006 031700035640 in the Real Property Records of Collin County, Texas on March 17, 2006
 - d. Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 4, 2014 recorded as Instrument No. 20140415000362020 in the Real Property Records of Collin County, Texas on April 15, 2014;
- 5. Name and Mailing Address of the HOA:**

Gentle Creek Estates 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

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

This management certificate is filed of record in Collin, 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 Gentle Creek Estates Homeowners Association, Inc.

Duly Authorized Agent

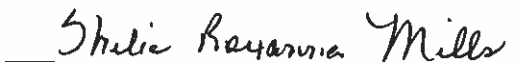
Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF COLLIN §

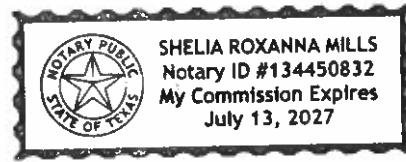
This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.



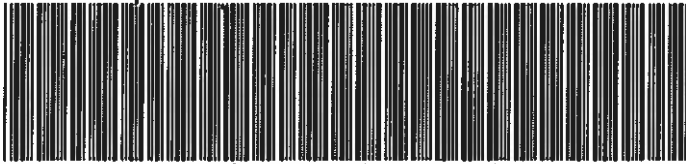
Notary Public in and for the State of Texas

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>



VG-22-2025-2025000047492

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000047492

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 4

" 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.

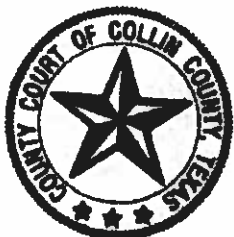
File Information:

Document Number: 2025000047492
Receipt Number: 20250421001093
Recorded Date/Time: April 21, 2025 03:51 PM
User: Natascha M
Station: Station 1

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N. CENTRAL EXPRESSWAY, SUITE 1401

DALLAS TX 75243



**STATE OF TEXAS
Collin 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 Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX