

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
Lakewood Grove 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:** Lakewood Grove
2. **Name of the Association:** Lakewood Grove Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**

Lakewood Grove HOA according to the plat recorded in the following documents:

File Number R390615 Volume Number 368005 Film Code 503772656, File Number R780117 Volume Number 374146 Film Code 507100507, File Number R991257 Volume Number 378076 Film Code 508930451, File Number S145306 Volume Number 381062 Film Code 510260168, File Number S241683 Volume Number 383050 Film Code 511112040, File Number S877810 Volume Number 398038 Film Code 517102776, File Number T018490 Volume Number 402002 Film Code 518571713, File Number T206508 Volume Number 406038 Film Code 520471574, File Number U288456 Volume Number 440038 Film Code 531300896, File Number U419080 Volume Number 445139 Film Code 532601885, File Number V490482 Volume Number 499122 Film Code 547062250, File Number V598681 Volume Number 504146 Film Code 548820563, File Number W759831 Volume Number 536070 Film Code 569650651, Official Public Records of Harris County, Texas.

4. **Recording Data for the Declaration and the Declaration Amendments:**  
Documents R701627, U554011, V693454, V782555, W103282, X809072, S005081, S176230, S193043, S788156, S993132, T025857, T556221, U293459, Official Public Records of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**  
Lakewood Grove 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](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 Harris, 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.

*Vanessa Burch*

By Vanessa Burch, Managing Agent for Lakewood Grove Homeowners Association, Inc.  
Duly Authorized Agent  
Signed: March 25, 2025

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STATE OF TEXAS §

§

COUNTY OF HARRIS *Dallas* §

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.

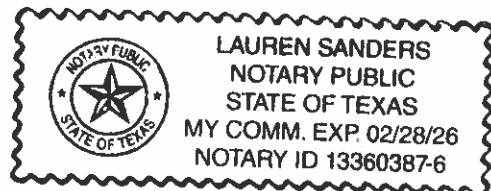
*Lauren Sanders*

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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

✓✓



<Notary Stamp Above>

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

3:35:17 PM

Monday, April 21, 2025

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County Texas

Monday, April 21, 2025

*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

