

VG-364-2025-202500079635

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500079635

Real Property Recordings

Recorded On: April 18, 2025 11:04 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: 202500079635
Receipt Number: 20250418000352
Recorded Date/Time: April 18, 2025 11:04 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
2800 Keller Springs Owners 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:** 2800 Keller Springs
2. **Name of the Association:** 2800 Keller Springs Owners Association, Inc.
3. **Recording Data for the Subdivision:**
The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. **Recording Data for the Declaration and the Declaration Amendments:**
The Declaration for the Association was filed on or about September 28, 1984 (the "Declaration") recorded at Volume 84192, Page 6777 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
The Declaration was amended as follows:
On or about November 11, 1984 at Volume 84223, Page 2253;
On or about November 22, 1985 at Volume 85237, Page 4915; and
On or about December 8, 1986 at Volume 86236, Page 1985
5. **Name and Mailing Address of the HOA:**
2800 Keller Springs Owners 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 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.

Vanessa Burch

By Vanessa Burch, Managing Agent for 2800 Keller Springs Owners 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 03/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

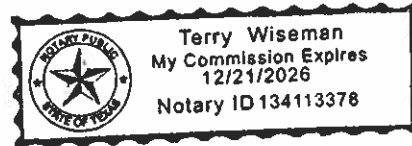
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

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



<Notary Stamp Above>