

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Harper's Preserve Community 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:** Harper's Preserve
2. **Name of the Association:** Harper's Preserve Community Association Inc.
3. **Recording Data for the Subdivision:**
 - a. Wood Lake Village (now partially known as Harper's Village, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 1921 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - b. Harper's Preserve, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 1921 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - c. Harper's Preserve Section 2, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 2310 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - d. Harper's Preserve Section 3, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 2741 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - e. Harper's Preserve Section 4, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3201 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - f. Harper's Preserve Section 5, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3231 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - g. Harper's Preserve Section 6, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3233 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - h. Harper's Preserve Section 7, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6112 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - i. Harper's Preserve Section 8, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3992 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - j. Harper's Preserve Section 9, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 4074 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - k. Harper's Preserve Section 10, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 4769 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - l. Harper's Preserve Section 11, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5137 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

m. Harper's Preserve Section 12, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5319 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

n. Harper's Preserve Section 13-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5568 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

o. Harper's Preserve Section 13-B, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5570 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

p. Harper's Preserve Section 14, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5572 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

q. Harper's Preserve Section 15, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5574 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

r. Harper's Preserve Section 16-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5581 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

s. Harper's Preserve Section 16-B, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5940 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

t. Harper's Preserve (Dogwood Forest, Partial Replat No. 1) , a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5438 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

u. Harper's Preserve Section 17, 18-A, 18-B, 19, 20A, 20-B, 20-C, 64.83 acres of proposed Harper's Preserve Southwest Village, as stated in said document recorded under Clerk's File No. 2021083505 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

v. Harper's Preserve Section 22-A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6822 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

w. Harper's Preserve Section 23, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6679 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

x. Harper's Preserve Section 24, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6681 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

y. Harper's Preserve Section 25, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6685 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

z. Harper's Preserve Section 26, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 7703 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

aa. Harper's Preserve Section 27, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6957 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

bb. Harper's Preserve Section 28, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6824 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

cc. Harper's Preserve Section 30, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 7150; Partial Replat under Cabinet Z, Sheet 7679 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

dd. Harper's Preserve Section 31, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 7152 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

ee. Harper's Preserve Section 32, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6955 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

Management

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

a. Declaration of Covenants, Conditions and Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1), under Montgomery County Clerk's File No. 2003-146583.

b. Correction Amendment of Declaration of Covenants, Conditions and Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1), under Montgomery County Clerk's File No. 2004-002722.

c. Second Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1), under Montgomery County Clerk's File No. 2010107029.

d. Third Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1), under Montgomery County Clerk's File No. 2011007006.

e. First Amended and Restated Declaration of Covenants, Conditions and Restrictions and Easements for Harper's Preserve, under Montgomery County Clerk's File No. 2011011454.

f. First Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions and Easements for Harper's Preserve, under Montgomery County Clerk's File No. 2012116878.

g. Amendment and Articles of Annexation for Harper's Preserve, Section 2, under Montgomery County Clerk's File No. 2012109651.

h. Amendment and Articles of Annexation for Harper's Preserve, Section 3, under Montgomery County Clerk's File No. 2014005176.

i. Amendment and Articles of Annexation for Harper's Preserve, Section 4, under Montgomery County Clerk's File No. 2015025964.

j. First Amendment to Amendment and Articles of Annexation for Harper's Preserve, Section 4, under Montgomery County Clerk's File No. 2015036677.

k. Amendment and Articles of Annexation for Harper's Preserve, Section 5, under Montgomery County Clerk's File No. 2015031723.

l. Amendment and Articles of Annexation for Harper's Preserve and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Harper's Preserve, Section 6, under Montgomery County Clerk's File No. 2015048116.

m. Amendment and Articles of Annexation for Harper's Preserve, Section 7, under Montgomery County Clerk's File No. 2019117636.

n. Amendment and Articles of Annexation for Harper's Preserve, Section 8, under Montgomery County Clerk's File No. 2016057260.

o. Amendment and Articles of Annexation for Harper's Preserve, Section 9, under Montgomery County Clerk's File No. 2016071071.

p. Amendment and Articles of Annexation for Harper's Preserve, Section 10, under Montgomery County Clerk's File No. 2018062336.

q. Amendment and Articles of Annexation for Harper's Preserve, Section 11, under Montgomery County Clerk's File No. 2018063968.

r. Amendment and Articles of Annexation for Harper's Preserve, Section 12, under Montgomery County Clerk's File No. 2018100817.

s. Amendment and Articles of Annexation for Harper's Preserve, Section 13-A, under Montgomery County Clerk's File No. 2019009808.

- t. Amendment and Articles of Annexation for Harper's Preserve, Section 13-B, under Montgomery County Clerk's File No. 2019009976.
- u. Amendment and Articles of Annexation for Harper's Preserve, Section 14, under Montgomery County Clerk's File No. 2019012083.
- v. Amendment and Articles of Annexation for Harper's Preserve, Section 15, under Montgomery County Clerk's File No. 2019012138
- w. Amendment and Articles of Annexation for Harper's Preserve, Section 16-A, under Montgomery County Clerk's File No. 2019060485.
- x. Amendment and Articles of Annexation for Harper's Preserve, Section 16-B, under Montgomery County Clerk's File No. 2019085065.
- y. Amendment and Articles of Annexation for Harper's Preserve, Dogwood Forest, Partial Replat No. 1, under Montgomery County Clerk's File No. 2019114781.
- z. Amendment and Articles of Annexation for Harper's Preserve, Section 17, 18-A, 18-B, 19, 20-A, 20-B, 20-C, under Montgomery County Clerk's File No. 2021083505
- aa. Amendment and Articles of Annexation for Harper's Preserve, Section 22-A, under Montgomery County Clerk's File No. 2020136889.
- bb. Amendment and Articles of Annexation for Harper's Preserve, Section 23, under Montgomery County Clerk's File No. 2020088766.
- cc. Amendment and Articles of Annexation for Harper's Preserve, Section 24, under Montgomery County Clerk's File No. 2020090890.
- dd. Amendment and Articles of Annexation for Harper's Preserve, Section 25, under Montgomery County Clerk's File No. 2020102885.
- ee. Amendment and Articles of Annexation for Harper's Preserve, Section 26, under Montgomery County Clerk's File No. 2021126397.
- ff. Amendment and Articles of Annexation for Harper's Preserve, Section 27, under Montgomery County Clerk's File No. 2021008923.
- gg. Amendment and Articles of Annexation for Harper's Preserve, Section 28, under Montgomery County Clerk's File No. 2020136889.
- hh. Amendment and Articles of Annexation for Harper's Preserve, Section 30, under Montgomery County Clerk's File No. 2021047314.
- ii. Amendment and Articles of Annexation for Harper's Preserve, Section 31, under Montgomery County Clerk's File No. 2021042889.
- jj. Amendment and Articles of Annexation for Harper's Preserve, Section 32, under Montgomery County Clerk's File No. 2021029650.
- kk. Articles of Incorporation of Wood Lake Village Community Association, Inc.; Certificate of Amendment to Articles of Incorporation; and By-Laws of Wood Lake Village Community Association, Inc., under Montgomery County Clerk's File No. 2011029956
- ll. Articles of Incorporation and Certificate of Amendment to Articles of Incorporation, under Montgomery County Clerk's File No. 2015034019.
- mm. Amended and Restated Bylaws of Harper's Preserve Community Association, Inc., under Montgomery County Clerk's File No. 2011054436.
- nn. Notice, Amendment and Articles of Annexation, under Montgomery County Clerk's File No. 2011058753.
- oo. First Amendments to Amended and Restated Bylaws, under Montgomery County Clerk's File No. 2012116879.
- pp. Harper's Preserve West Village Architectural Guidelines, under Montgomery County Clerk's File No. 2012022084.
- qq. Priority of Payments and Alternative Payment Schedule Guidelines, under Montgomery County Clerk's File No. 2012026426.
- rr. Records Production and Copying Policy, under Montgomery County Clerk's File No. 2012026424.
- ss. Document Retention Policy, under Montgomery County Clerk's File No. 2012026425.
- tt. United States, State of Texas and United States Armed Forces Flag Display Guidelines, under Montgomery County Clerk's File No. 2012026431.

- uu. Solar Energy Devices Guidelines, under Montgomery County Clerk's File No. 2012026427.
- vv. Rainwater Harvesting System Guidelines, under Montgomery County Clerk's File No. 2012026428.
- ww. Shingle Criteria, under Montgomery County Clerk's File No. 2012026432.
- xx. Harper's Preserve- West Village Architectural Guideline, under Montgomery County Clerk's File No. 2012123298.
- yy. Religious Display Guidelines, under Montgomery County Clerk's File No. 2022014300.
- zz. Security Measures Guidelines, under Montgomery County Clerk's File No. 2022041303.
- aaa. 209 Hearing Guidelines, under Montgomery County Clerk's File No. 2022014299.
- bbb. Swimming Pool Enclosure Guidelines, under Montgomery County Clerk's File No. 2022014305.
- ccc. Architectural Control Committee Denial Letter and Appeal Guidelines, under Montgomery County Clerk's File No. 2022014301.
- ddd. Certificate of Corporate Resolution-Amendment to Definition of Front Yard, under Montgomery County Clerk's File No. 2022014304. Management

5. Name and Mailing Address of the HOA:

Harper's Preserve Community 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: \$563.75

This management certificate is filed on record in Montgomery, 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 

By Vanessa Burch, Managing Agent for Harper's Preserve Community Association Inc.
Duly Authorized Agent

STATE OF TEXAS §

§
COUNTY OF ^{Dallas} MONTGOMERY §

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.

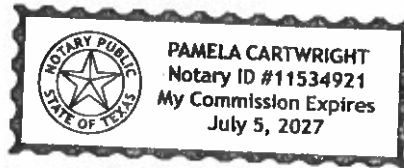
x Pamela Cartwright

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright

My Commission Expires: ~~3/25/27~~ 7/5/27

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



<Notary Stamp Above>

FILED FOR RECORD
04/21/2025 03:16PM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

04/21/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

RECORDER'S MEMORANDUM:

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