

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for
The Fountains of Northgate Forest 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:** The Fountains of Northgate Forest (2) *mu*
2. **Name of the Association:** The Fountains of Northgate Forest Community Association, Inc.
3. **Recording Data for the Subdivision:**
The Fountains of Northgate, a subdivision of 15.853 acres of land out of the George H. Delesdernier Survey, Abstract No. 229, Harris County, Texas, recorded on January 25, 2007, as File No. 20070051180, Volume 0608, Page 098, of the Map Records of Harris County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
 - a. Declaration of Covenants, Conditions and Restrictions for The Fountains of Northgate Forest recorded on February 23, 2007, as File No. 20070114644, of the Official Public Records of Real Property of Harris County, Texas;
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fountains of Northgate Forest recorded on September 11, 2009, as File No. 20090416379 of the Official Public Records of Real Property of Harris County, Texas; and
 - c. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fountains of Northgate Forest recorded on May 31, 2023, as File No. 2023198953 of the Official Public Records of Real Property of Harris County, Texas.
5. **Name and Mailing Address of the HOA:**
The Fountains of Northgate Forest 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 *mu*
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 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.



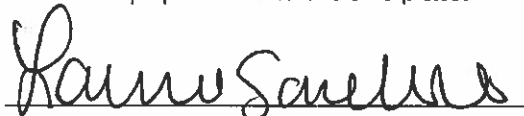
By Vanessa Burch, Managing Agent for The Fountains of Northgate Forest Community Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025



STATE OF TEXAS §

§
Dallas
COUNTY OF HARRIS §

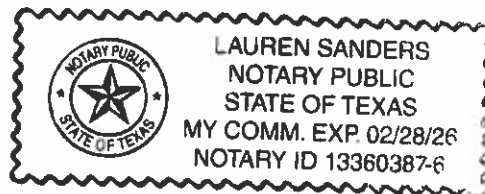
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.



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

11:07:26 AM

Tuesday, April 22, 2025

Laneshia 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

Tuesday, April 22, 2025

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

