

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
FOUNTAIN VIEW NEIGHBORHOOD ASSOCIATION**

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STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of Fountain View Neighborhood Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Fountain View.
2. Name of Association: The name of the Association is Fountain View Neighborhood Association.
3. Recording Data for the Subdivision:
  - a. Fountain View is a phased addition to the City of Josephine, Collin County, Texas according to the plat of Phase 1 recorded on September 2, 2005, as Document No. 20050902001235730, in Volume 05995, Page 5026, Plat Records, Collin County, Texas
  - b. Phase 2 recorded on September 2, 2005, as Document No. 20050902001235750, in Volume 5995, Page 5042, Plat Records, Collin County, Texas
  - c. Phase 3 recorded on February 18, 2015, as Document No. 20150218010000630, in Cabinet 2015, Page 92 of the Plat Records of Collin County, Texas
  - d. Phase 4 recorded on August 3, 2016, as Document No. 20160803010003160, in Cabinet 2016, Page 535 of the Plat Records of Collin County, Texas
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions & Restrictions for Fountain View, recorded on April 3, 2006, as Instrument No. 20060403000425400 of the Real Property Records, Collin County, Texas
  - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Fountain View Phases One and Two, recorded June 9, 2006 as Instrument No. 20060609000787690 of the Real Property Records, Collin County, Texas
  - c. Declaration of Covenants, Conditions & Restrictions for Fountain View, re-recorded to correct Exhibit A on February 28, 2011, as Instrument No. 20110228000212840 of the Real Property Records, Collin County, Texas
  - d. Correction of Section 6.6 of the Declaration of Covenants, Conditions and Restrictions for Fountain View Phases One and Two recorded on October 21, 2015

as Instrument No. 2015021001334490 of the Real Property Records, Collin County, Texas

5. Name and mailing address of the Association: The name and mailing address of the Association is Fountain View Neighborhood Association, c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243. Phone Number: (972) 960-2800 EXT. 3363 Email Address: [v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com).
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com)
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$275.00
Resale Certificate Update	\$75.00
Administrative Fee	\$275.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$150.00
Compliance Inspection Fee	\$125.00


\*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

#### ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

FOUNTAIN VIEW NEIGHBORHOOD ASSOCIATION  
a Texas nonprofit corporation

By: SBB Management Company, LLC, its Managing Agent

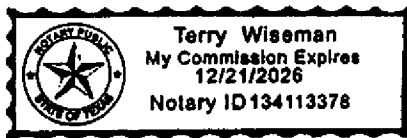
By:   
Name: Vanessa BURCH  
Title: President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision.

This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

BEFORE ME, the undersigned notary public, on this 20th day of June 2023, personally appeared Vanessa Burch, Managing Agent for the Fountain View Neighborhood Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman  
Notary Public in and for the State of Texas

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

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**Instrument Number:** 2023000074648

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 03, 2023 12:23 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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: 2023000074648

Receipt Number: 20230703000162

Recorded Date/Time: July 03, 2023 12:23 PM

User: Evelyn V

Station: Workstation cck065

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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