

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
THE CROSSING AT RUIDOSA RIDGE OWNERS ASSOCIATION**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, being the Managing Agent of The Crossing at Ruidosa Ridge Owners 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 The Crossing at Ruidosa Ridge.
2. Name of Association: The name of the Association is The Crossing at Ruidosa Ridge Owners Association.
3. Recording Data for the Subdivision:
  - a. Final Plat of The Crossing at Ruidosa Ridge, Phase 1, recorded as Instrument No. D203202076, on June 6, 2003, in Cabinet A, Slides 8419 - 8420, of the Plat Records of Tarrant County, Texas;
  - b. Final Plat of The Crossing at Ruidosa Ridge, Phase 2, recorded on September 24, 2004, as Instrument No. D204200207, of the Plat Records of Tarrant County, Texas; and
  - c. Final Plat of The Crossing at Ruidosa Ridge, Phase 3, recorded on June 29, 2005, as Instrument No. D205220878, of the Plat Records of Tarrant County, Texas;
4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for The Crossing at Ruidosa Ridge recorded on February 2, 2004, as Instrument No. D204034246, in the Official Public Records of Tarrant County, Texas;
  - b. Amendment of Annexation of Phase 2, recorded on April 8, 2005, as Instrument No. D205098720, in the Official Public Records of Tarrant County, Texas;
  - c. Amendment of Annexation of Phase 3, recorded on November 14, 2005, as Instrument No. D205342288, in the Official Public Records of Tarrant County, Texas; and

- d. The Crossing at Ruidosa Ridge Signs Amendment to Declaration of Covenants, Conditions and Restrictions for The Crossing at Ruidosa Ridge, recorded on April 19, 2007, as Instrument No. D207135907, in the Official Public Records of Tarrant County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is The Crossing at Ruidosa Ridge Owners Association, c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
- SBB Management Company, LLC  
12801 N. Central Expressway, Suite 1401  
Dallas, Texas 75243  
Phone: (972) 960-2800  
Email: [support@sbbmanagement.com](mailto:support@sbbmanagement.com)
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.sbbmanagement.com](http://www.sbbmanagement.com). Please use the "Find My Community" search bar to locate the community webpage.
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	\$340.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$360.00
3 Business Day Rush Fee to Expedite a Resale	\$260.00
5 Business Day Rush Fee to Expedite a Resale	\$160.00
7 Business Day Rush Fee to Expedite a Resale	\$75.00
Amenity Device Deactivation Fee	\$20.00
Working Capital Fund	\$150.00

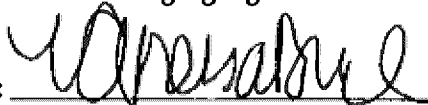
\*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

**ACKNOWLEDGEMENT**

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

**THE CROSSING AT RUIDOSA RIDGE OWNERS ASSOCIATION**  
a Texas nonprofit corporation

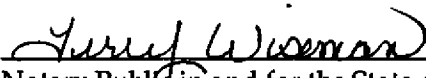
By: **SBB MANAGEMENT COMPANY, LLC,**  
its Managing Agent

By:   
Vanessa Burch, 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 DALLAS   §

BEFORE ME, the undersigned notary public, on this 7 day of July 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas

