

APR 21 2025

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2025-00005258

As

Recorded On: 04/17/2025 01:09 PM Recordings - Land

Parties: LEGACY SHORES PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 3 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 29.00

**File Information:**

Document Number: 2025-00005258

Receipt Number: 2025-06393

Recorded Date/Time: 04/17/2025 01:09 PM

Recorded By: Janice Hankins

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\*\*\*\*\*DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

SBB MANAGEMENT COMPANY LLC  
12801 N CENTRAL EXPRESSWAY  
SUITE 1401  
DALLAS, TX 75243



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
Legacy Shores Property Owners Association, Inc

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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:** Legacy Shores
2. **Name of the Association:** Legacy Shores Property Owners Association, Inc
3. **Recording Data for the Subdivision:**
  - a. Legacy Shores is a subdivision of 274.912 +/- acres of land being all of that described in Instrument No. 2020-00015148 of the official records of the County Clerk of Henderson County, Texas, and also in the plat recorded in the office of the County Clerk of Henderson County, Texas at Cabinet G, Slide 317 of the Plat Records of Henderson County, Texas.
4. **Recording Data for the Declaration and the Declaration Amendments:**
  - a. Declaration of Covenants, Conditions & Restrictions for Legacy Shores, recorded on April 29, 2021, as Instrument No. 2021-00007879 of the Real Property Records, Henderson County, Texas
  - b. Legacy Shores Site and Building Requirements recorded April 29, 2021 as Instrument No. 2021-00007880 of the Real Property Records of Henderson County, Texas
  - c. First Amendment to Declaration of Covenants, Conditions and Restrictions for Legacy Shores, recorded June 17, 2021 as Instrument No. 2021-00011334 of the Real Property Records, Henderson County, Texas
  - d. Second Amendment to the Site & Building Requirements for Legacy Shores, recorded October 15, 2021 as Instrument No. 2021-00020041.
5. **Name and Mailing Address of the HOA:**

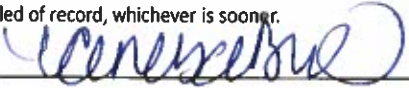
Legacy Shores Property Owners Association, Inc c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243
6. **Name, Mailing Address, Phone Number and Email for designated representative:**

SBB Management Company, LLC  
2801 N. Central Expressway  
Suite 1401  
Dallas, TX 75243  
972-960-2800  
[support@sbbmanagement.com](mailto:support@sbbmanagement.com)
7. **Website Address for Accessing Dedicatory Instruments:**

[www.sbbmanagement.com](http://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: \$1,000.00 (only applies to initial sales of lots by Declarant to a buyer)

This management certificate is filed on record in Henderson, 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 

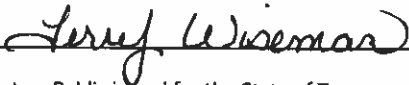
By Vanessa Burch, Managing Agent for Legacy Shores Property Owners Association, Inc  
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF HENDERSON §

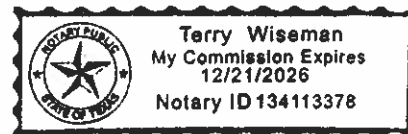
This Instrument was signed before me on 4/14/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

X 

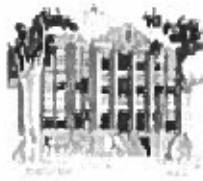
Notary Public in and for the State of Texas

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>



125N. Prairieville, Ste. 101  
Athens, TX 75751

# Mary Margaret Wright

Henderson County Clerk

903-675-6140

Receipt2025-06393

Product	Name	Extended
CTF	CERTIFICATE	\$29.00
	# Pages	3
	Document #	2025-00005258
	Document Info:	PUBLIC
	Military Deployed Hostile Fire Zone	false
Recording Fee - \$25 1st page, \$4 add pages		\$9.00
Records Management		\$10.00
Archival Records Collections		\$10.00
COPY	COPIES	\$1.00
	No Charge	false
Customer Copies		\$1.00
<b>Total</b>		<b>\$30.00</b>
<b>Tender (CHECK)</b>		<b>\$30.00</b>
Check Number	1324	
Paid By	CHAPARRAL MANAGEMENT CO LLC	
Paid By	CHAPARRAL MANAGEMENT CO LLC	