

**Denton County
Juli Luke
County Clerk**

Instrument Number: 160147

ERecordings-RP

MISCELLANEOUS

Recorded On: September 01, 2021 11:24 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 160147
Receipt Number: 20210901000420
Recorded Date/Time: September 01, 2021 11:24 AM
User: Terri B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
QC OF CARROLLTON HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of QC OF CARROLLTON HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, RH of Texas Limited Partnership, a Maryland limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Quail Creek on October 16, 2006, and recorded under Instrument No. 2006-127776 in the Official Public Records of Denton County, Texas (the "*Declaration*"), as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Quail Creek North – Phase 1 and Phase 4.
2. Name and Mailing Address of the Association. The name of the Association is QC of Carrollton Homeowners' Association, Inc., and its mailing address is c/o SBB Management Company, 12801 N Central Expy, Suite 1401, Dallas, Texas 75243.
3. Recording Data for the Subdivision. The recording data for the subdivision is certain map or plat for Quail Creek North, an Addition to the City of Carrollton, Denton County, Texas, recorded in Volume X, Pages 198-200 (Phase 1) and Instrument No. 2011-16 (Phase 4),

and any amendments thereof or supplements thereto, recorded in the Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration. The recording data for the Declaration is under Instrument No. 2006-127776, Instrument No. 2007-35144 (First Amendment), Instrument No. 2007-116038 (Second Amendment), and any amendments thereof or supplements thereto, in the Official Public Records of Denton County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is SBB Management Company, 12801 N Central Expy, Suite 1401, Dallas, Texas 75243, phone number (972) 960-2800, and email is emailus@sbbmanagement.com.

6. Website. The Association's website may be found at www.sbbmanagement.com.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are: (i) \$375.00 as resale certificate fee; (ii) \$30.00 as resale certificate update fee; (iii) rush fees: (a) 1 business day - \$250.00; (b) 3 business days - \$175.00; (c) 5 business days - \$125.00; (iv) \$225.00 as lender questionnaire fee; and (v) \$275.00 as transfer fee.

8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.homewisedocs.com or SBB Management Company via www.sbbmanagement.com. The telephone number for HomeWiseDocs is (866) 925-5004. The telephone number for SBB Management Company is (972) 960-2800. Alternatively, you may contact the office for SBB Management Company at 12801 N Central Expy, Suite 1401, Dallas, Texas 75243.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

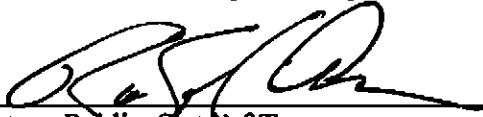
**QC OF CARROLLTON
HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation**

By: SBB Management Company
Its: Managing Agent

By: 
Vanessa Burch, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 31 day of Aug 2021,
by Vanessa Burch, Community Manager with SBB Management Company, the Managing Agent
of QC of Carrollton Homeowners' Association, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

