

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**SHADOW SPRINGS COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of Shadow Springs Community Association, Inc., 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 Shadow Springs.
2. Name of Association: The name of the Association is Shadow Springs Community Association, Inc.
3. Recording Data for the Subdivision:

Shadow Springs Section One Plat recorded on February 27, 2007, under Clerk's File No. 20070119367, of the Official Public Records of Harris County, Texas, and recorded under Clerk's Film Code No. 609112, in the Map Records of the Official Public Records of Harris County, Texas.

4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions, Restrictions and Easements for Shadow Springs recorded on April 11, 2008, under Clerk's File No. 20080180882, of the Official Public Records of Real Property of Harris County, Texas; and
  - b. First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Shadow Springs recorded on January 7, 2010, under Clerk's File No. 20100006100, of the Official Public Records of Real Property of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Shadow Springs Community Association, Inc., 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)

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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

\*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.

SHADOW SPRINGS COMMUNITY ASSOCIATION, INC.  
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 16 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.

Terry Wiseman  
Notary Public in and for the State of Texas



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# Pages 4  
07/30/2025 11:34 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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