

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
BEAR CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Bear Creek Meadows Homeowners 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 Bear Creek Meadows.
2. Name of Association: The name of the Association is Bear Creek Meadows Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Bear Creek Meadows Section 1 Plat recorded on August 21, 2002, as File No. W025300, Film Code 519292, in the Map or Plat Records of the Official Public Records of Harris County, Texas;
 - b. Bear Creek Meadows Section 2 Plat recorded on March 19, 2003, as File No. W513934, Film Code 531227, in the Map or Plat Records of the Official Public Records of Harris County, Texas;
 - c. Bear Creek Meadows Section 3 Plat recorded on January 15, 2004, as File No. X331374, Film Code 549218, in the Map or Plat Records of the Official Public Records of Harris County, Texas; and
 - d. Bear Creek Meadows Section 4 Plat recorded on February 19, 2004, as File No. X405524, Film Code 552178, in the Map or Plat Records of the Official Public Records of Harris County, Texas.
4. Recording Data for the Declaration*:
 - a. Bear Creek Meadows, Section One, Declaration of Covenants, Conditions and Restrictions recorded on September 9, 2002, as File No. W065270, of the Official Public Records of Harris County, Texas;
 - b. First Amendment to Bear Creek Meadows, Section One, Declaration of Covenants, Conditions and Restrictions recorded on April 5, 2005, as File No. Y371245, of the Official Public Records of Harris County, Texas;

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- c. Bear Creek Meadows, Section Two, Declaration of Covenants, Conditions and Restrictions recorded on April 30, 2003, as Document No. W622659, of the Official Public Records of Harris County, Texas;
 - d. First Amendment to Bear Creek Meadows, Section Two, Declaration of Covenants, Conditions and Restrictions recorded on April 5, 2005, as File No. Y371246, of the Official Public Records of Harris County, Texas;
 - e. Bear Creek Meadows, Section Three, Declaration of Covenants, Conditions and Restrictions recorded on February 18, 2004, as File No. X401844, of the Official Public Records of Harris County, Texas;
 - f. First Amendment to Bear Creek Meadows, Section Three, Declaration of Covenants, Conditions and Restrictions recorded on April 5, 2005, as Document No. Y371228, of the Official Public Records of Harris County, Texas;
 - g. Bear Creek Meadows, Section Four, Declaration of Covenants, Conditions and Restrictions recorded on August 6, 2004, as Document No. X826544, of the Official Public Records of Harris County, Texas; and
 - h. First Amendment to Bear Creek Meadows, Section Four, Declaration of Covenants, Conditions and Restrictions recorded on April 5, 2005, as Document No. Y371229, of the Official Public Records of Harris County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Bear Creek Meadows Homeowners 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

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com. Please use the "Find My Community" search bar to locate the community webpage.

9. 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.

BEAR CREEK MEADOWS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

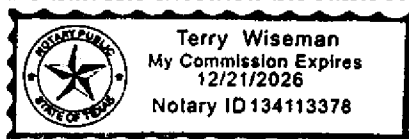
By: **SBB MANAGEMENT COMPANY, LLC,**
its Managing Agent

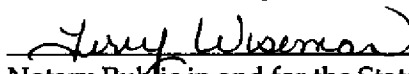
By: 
Vanessa Burch, President

*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 §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 30 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

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Pages 4
08/26/2025 01:15 PM
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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