



VG-364-2025-202500079623

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500079623

Real Property Recordings

Recorded On: April 18, 2025 10:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500079623
Receipt Number: 20250418000315
Recorded Date/Time: April 18, 2025 10:56 AM
User: Pamela G
Station: CC149

Record and Return To:

SBB MANAGEMENT COMPANY
12801 N CENTRAL EXPY STE 1401

DALLAS TX 75243



**STATE OF TEXAS
Dallas County**

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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Hunter Valley Townhome Owners Association, Inc.

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:** Hunter Valley
2. **Name of the Association:** Hunter Valley Townhome Owners Association, Inc.
3. **Recording Data for the Subdivision:**
Plats of Hunter Valley recorded: in the Map or Plat Records of Dallas County
HUNTER VALLEY- PLAT FILED FOR RECORD IN DALLAS COUNTY, TEXAS ON JUNE 26, 2006-
DOCUMENT NUMBER 200600290464
HUNTER VALLEY- FINAL PLAT FILED FOR RECORD IN DALLAS COUNTY, TEXAS, ON-JULY 14, 2006
DOCUMENT NUMBER 200600297571
4. **Recording Data for the Declaration and the Declaration Amendments:**
Recording information for the Declaration
HUNTER VALLEY- DECLARATION FILED FOR RECORD IN DALLAS COUNTY, TEXAS, ON MAY 30, 2007
DOCUMENT NUMBER 20070192086
CERTIFICATE AND MEMORANDUM OF RECORDING OF DEDICATORY INSTRUMENTS FOR HUNTER
VALLEY TOWNHOME OWNERS ASSOCIATION, INC. FILED FOR RECORD IN DALLAS COUNTY, TEXAS ON
DECEMBER 29, 2011 DOCUMENT NUMBER 201100339545
5. **Name and Mailing Address of the HOA:**
Hunter Valley Townhome 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
7. **Website Address for Accessing Dedicatory Instruments:**
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

This management certificate is filed of record in Dallas, 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.

Vanessa Burch

By Vanessa Burch, Managing Agent for Hunter Valley Townhome Owners Association, Inc.

Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This Instrument was signed before me on 03/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

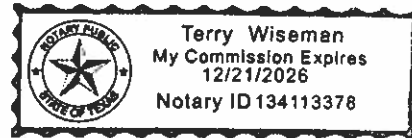
Terry Wiseman

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>