

MANAGEMENT CERTIFICATE

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:** Townhomes of Tuscany Square Owners' Association, Inc.
2. **Name of the Association:** Townhomes of Tuscany Square Owners' Association, Inc.
3. **Recording data for the Subdivision:** Townhomes of Tuscany Square, Phase 1, according to the plat recorded in the document 2004-0153743, Townhomes of Tuscany Square, Phase 2, according to the plat recorded in the document 2005-0044936, Official Public Records of Collin County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 2004-0153743, Official Public Records of Collin County, Texas.
5. **Name and mailing address of the Association:** Townhomes of Tuscany Square Owners' Association, Inc. c/o SBB Community Management, 12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
6. **Name, mailing address, phone number & email for designated representative:**
SBB Community Management
12801 N. CENTRAL EXPRESSWAY Suite 1401 Dallas, TX 75243
972-960-2800
support@sbbmanagement.com
7. **Website address where all dedicatory instruments can be found:**

<https://sbbmanagement.com/>, use the "Owner/Resident Portal" link to log in to your community's portal to locate the community dedicatory instruments

8. **Fees charged by Association related to a property transfer:**

Working Capital 150
Resale Certificate: \$375
Resale Certificate Updater: \$95
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
1 business day: \$300 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$100
Transfer: \$275

This management certificate is filed of record in Collin County, 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.

By: Drew Sanders, Managing Agent for Townhomes of Tuscany Square Owners' Association, Inc., Duty Authorized Agent
Signed: March 22, 2022

AFTER RECORDING RETURN TO:

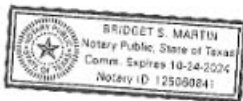
**SBB Community Management
12801 N. CENTRAL
EXPRESSWAY Suite 1401 Dallas,
TX 75243**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was signed before me on March 26, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin
Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000072647

eRecording - Real Property

CERTIFICATE

Recorded On: May 06, 2022 01:49 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 2022000072647
Receipt Number: 2022000000504
Recorded Date/Time: May 06, 2022 01:49 PM
User: Christina G
Station: Workstation cck103

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX