



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Williams Trace Homeowners 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:** Williams Trace
2. **Name of the Association:** Williams Trace Homeowners Association Inc.
3. **Recording Data for the Subdivision:**
The Subdivision is recorded in the Real Property Records of Montgomery County, Texas, along with any amendments, replats and supplements thereto, as follows:
(a) Williams Trace, Section 1, under Clerk's File No. 2018013146, and in Cabinet Z, Page 4963;
4. **Recording Data for the Declaration and the Declaration Amendments:**
the Declarations are recorded in the Real Property Records of Montgomery County, Texas, along with any amendments or supplements thereto, as follows:
(a) Declaration of Covenants, Conditions and Restrictions for Williams Trace, under Clerk's File No. 2018043905;
(b) Certificate of Formation and Bylaws, under Clerk's File No. 2018043904;
(c) Resolution of the Board of Directors (containing statutory policies), under Clerk's File No. 2018045124;
5. **Name and Mailing Address of the HOA:**
Williams Trace Homeowners 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
 - Capitalization Fees: \$186.00

This management certificate is filed on record in Montgomery, 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.

x *Vanessa Burch*

By Vanessa Burch, Managing Agent for Williams Trace Homeowners Association Inc.
Duly Authorized Agent

STATE OF TEXAS §

§
Dallas
COUNTY OF ~~MONTGOMERY~~ §

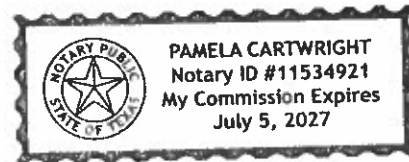
This Instrument was signed before me on 3/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

x *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27

AFTER RECORDING RETURN TO:
SB8 Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>

FILED FOR RECORD
04/21/2025 03:15PM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

04/21/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.