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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

RP-2025-146295
04/21/2025 RP1 \$33.00

for
Southwest Crossing Homeowners Association

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:** Southwest Crossing, Sections One (1) through Four (4) and
2. Section Seven

3. **Name of the Association:** Southwest Crossing Homeowners Association

4. **Recording Data for the Subdivision:**

Southwest Crossing, Section One, according to the map or plat thereof filed under Clerk's Slide Numbers 560-A, 560-B, 561-A and 561-B, in the Map Records of Fort Bend County, Texas and according to the map or plat thereof filed under Volume 315, Page 24, in the Map Records of Harris County, Texas.

Southwest Crossing, Section Two, according to the map or plat thereof filed under Volume 317, Page 63, in the Map Records of Harris County, Texas.

Southwest Crossing, Section Three, according to the map or plat thereof filed under Volume 317, Page 64, in the Map Records of Harris County, Texas.

Southwest Crossing, Section Four, according to the map or plat thereof filed under Volume 317, Page 65, in the Map Records of Harris County, Texas.

Amending Plat, Southwest Crossing, Section Four, according to the map or plat thereof filed under Clerk's Film Code No. 357119, in the Map Records of Harris County, Texas.

Southwest Crossing, Section Seven, according to the map or plat thereof filed under Volume 317, Page 68, in the Map Records of Harris County, Texas.

5. **Recording Data for the Declaration and the Declaration Amendments:**

Restrictions, recorded under Clerk's Instrument No. 9668542 in the real property records of Fort Bend County, Texas and recorded under Clerk's File No. S141296 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions (Section 1), recorded under Clerk's Instrument No. 84028417 in the real property records of Fort Bend County, Texas and recorded under Clerk's File No. J521278 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions (Section 2), recorded under Clerk's File No. J407682 in the real property records of Harris County, Texas.

Annexation Agreement (Section 2), recorded under Clerk's File No. J638596 in the real property records of Harris County, Texas.

Amendment to the Declaration of Covenants, Conditions and Restrictions (Southwest Crossing, Section 2), recorded under Clerk's File No. J954768 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions (Section 3), recorded under Clerk's File No. J407683 in the real property records of Harris County, Texas.

Annexation Agreement (Section 3), recorded under Clerk's File No. J638597 in the real property records of Harris County, Texas.

Amendment to the Declaration of Covenants, Conditions and Restrictions (Southwest Crossing, Section 3), recorded under Clerk's File No. J954769 in the real property records of Harris County, Texas.

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Supplemental Declaration of Covenants, Conditions and Restrictions (Section 4), recorded under Clerk's File No. J407684 in the real property records of Harris County, Texas.

Annexation Agreement (Section 4), recorded under Clerk's File No. J638598 in the real property records of Harris County, Texas.

Amendment to the Declaration of Covenants, Conditions and Restrictions (Southwest Crossing, Section 4), recorded under Clerk's File No. N684624 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions (Section 7), recorded under Clerk's File No. J407685 in the real property records of Harris County, Texas.

Annexation Agreement (Section 7), recorded under Clerk's File No. J638599 in the real property records of Harris County, Texas.

Declaration by Homebuyer/Homeowner of Additional Land-Use Restrictions (Restrictive Covenants), recorded under Clerk's File No. 20110325413 in the real property records of Harris County, Texas.

6. Name and Mailing Address of the HOA:

Southwest Crossing Homeowners Association c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

7. 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

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8. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage

9. 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 Harris, 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 Vanessa Burch, Managing Agent for Southwest Crossing Homeowners Association
Duly Authorized Agent
Signed: March 25, 2025

Jor

STATE OF TEXAS §

§
COUNTY OF ^{Dallas} ~~HARRIS~~ §

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.

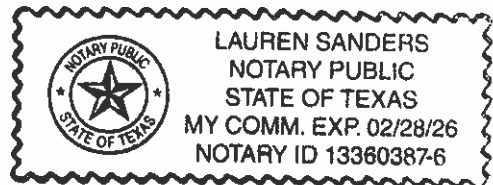
Lauren Sanders

Notary Public in and for the State of Texas

Notary Printed Name: Lauren Sanders My Commission Expires: 2/28/26

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

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<Notary Stamp Above>

RECORDER'S MEMORANDUM:

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

FILED FOR RECORD

4:20:19 PM

Monday, April 21, 2025

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, April 21, 2025



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS