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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Forestwood Section 9 Community Association

RP-2025-147369
04/22/2025 RP1 $29.00

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:** Forestwood

2. **Name of the Association:** Forestwood Section 9 Community Association

3. **Recording Data for the Subdivision:**
   Plat recorded on April 5, 2024, as Document No. 2024-121112 of the Real Property Records of Harris County, Texas.

4. **Recording Data for the Declaration and the Declaration Amendments:**
   Declaration of Covenants, Conditions and Restrictions for Princeton-Forestwood Homeowners Association, Inc. recorded on March 3, 2020, as Document No. RP-2020-97588 of the Real Property Records of Harris County, Texas; b. Notice of Additional Land-Annexation of Forestwood, Section 9, A Subdivision recorded on July 26, 2024, as Document No. RP-2024-270812 of the Real Property Records of Harris County, Texas; andc. Declaration of Covenants, Conditions and Restrictions (for) Forestwood Section 9Community Association recorded on September 17, 2024, as Document No. 2024-335176, of the Real Property Records of Harris County, Texas

5. **Name and Mailing Address of the HOA:**
   Forestwood Section 9 Community Association 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: One half (1/2) of the annual assessment

This management certificate is filed on 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.

x _____

By Vanessa Burch, Managing Agent for Forestwood Section 9 Community Association
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF ~~HARRIS~~ Dallas §

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 _____

Notary Public in and for the State of Texas

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

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

PAMELA CARTWRIGHT
Notary ID #11534921
My Commission Expires
July 5, 2027

<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

11:07:26 AM

Tuesday, April 22, 2025

Teneshia 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

Tuesday, April 22, 2025

Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS