RP-2025-147375
04/22/2025 RP1 $29.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Tomball Hills Civic Club

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:** Tomball Hills

2. **Name of the Association:** Tomball Hills Civic Club

3. **Recording Data for the Subdivision:**
   a. Plat for Tomball Hills Addition, recorded on April 7, 1978, in Volume 268, Page 47, et seq., as File No. F546380, in the Map Records of Harris County, Texas;
   b. Replat for Tomball Hills Addition, recorded on October 3, 1978, in Volume 279, Page 111, et seq., as File No. F7943161, in the Map Records of Harris County, Texas;
   c. Replat for Tomball Hills Addition, recorded on July 7, 1992, in Volume 353, Page 41, et seq., as File No. N753148, in the Map Records of Harris County, Texas; and
   d. Replat for Tomball Hills Addition, recorded on April 1, 2002, in Volume 509, Page 104, et seq., as File No. V694130, in the Map Records of Harris County, Texas.

4. **Recording Data for the Declaration and the Declaration Amendments:**
   Agreement to Modify, Amend and Restate Restrictive Covenants for Tomball Hills recorded on August 2, 2012, as File No. 20120349463, in the Real Property Records of Harris County, Texas.

5. **Name and Mailing Address of the HOA:**
   Tomball Hills Civic Club 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 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 Tomball Hills Civic Club
Duly Authorized Agent
Signed: March 25, 2025

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.

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

NOTARY PUBLIC STATE OF TEXAS
LAUREN SANDERS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 02/28/26
NOTARY ID 13360387-6

<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