RP-2025-110689
03/27/2025 ER $33.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SYNOVA COMMUNITY ASSOCIATION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Synova Community Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Synova.

2. Name of Association: The name of the Association is Synova Community Association.

3. Recording Data for the Subdivision:
   a. Plat for Synova Section 1, recorded on November 13, 2024, as Clerk's File No. RP-2024-4230045, of the Map Records of Harris County, Texas;
   b. Plat for Synova Section 3, recorded on December 11, 2024, as Clerk's File No. RP-2024-460628, of the Map Records of Harris County, Texas; and
   c. Plat for Synova Section 2, recorded on February 10, 2025, as Clerk's File No. RP-2025-47571, of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration*:
   a. Declaration of Covenants, Conditions and Restrictions *[for]* Synova Community Association, Harris County, Texas ***[Section One]***, recorded on February 4, 2025, as Clerk's File No. RP-2025-40505, of the Official Public Records of Real Property of Harris County, Texas;
   b. Synova Community Association Supplementary Declaration of Covenants, Conditions and Restrictions of Synova **Section Three**, recorded on February 21, 2025, as Clerk's File No. RP-2025-62656, of the Official Public Records of Real Property of Harris County, Texas;
   c. Synova Community Association Supplementary Declaration of Covenants, Conditions and Restrictions of East Lake Houston Parkway and Reserves recorded on February 21, 2025, as Clerk's File No. RP-2025-62653, of the Official Public Records of Real Property of Harris County, Texas;

RP-2025-110689

d. Synova Community Association Supplementary Declaration of Covenants, Conditions and Restrictions of Synova Drive Street Dedication recorded on February 21, 2025, as Clerk's File No. RP-2025-62654, of the Official Public Records of Real Property of Harris County, Texas;

e. Synova Community Association Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations of Synova Section One, recorded on February 21, 2025, as Clerk's File No. RP-2025-62655, of the Official Public Records of Real Property of Harris County, Texas; and

f. Synova Community Association, Supplementary Declaration of Covenants, Conditions and Restrictions of Synova **Section Two**, recorded on March 13, 2025, as Clerk's File No. RP-2025-91196, of the Official Public Records of Real Property of Harris County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Synova Community Association, c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.

6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

SBB Management Company, LLC
12801 N. Central Expressway, Suite 1401
Dallas, Texas 75243
Phone: (972) 960-2800
Email: support@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com. Please use the "Find My Community" search bar to locate the community webpage.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	$375.00
Transfer Fee	$340.00
Resale Certificate Update	$75.00
1 Business Day Rush Fee to Expedite a Resale	$360.00
3 Business Day Rush Fee to Expedite a Resale	$260.00
5 Business Day Rush Fee to Expedite a Resale	$160.00
7 Business Day Rush Fee to Expedite a Resale	$75.00
Amenity Device Deactivation Fee	$20.00
Capitalization Fee	One half (½) the amount of the current annual assessment

*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

RP-2025-110689

RP-2025-110689

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

SYNOVA COMMUNITY ASSOCIATION
a Texas nonprofit corporation

By: SBB MANAGEMENT COMPANY, LLC,
its Managing Agent

By: _____
Vanessa Burch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 26 day of March, 2025, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Terry Wiseman
My Commission Expires
12/21/2026
Notary ID 134113378

_____
Notary Public in and for the State of Texas

RP-2025-110689

Pages 4

03/27/2025 12:05 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $33.00

RP-2025-110689

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

COUNTY CLERK
HARRIS COUNTY, TEXAS