PROPERTY OWNERS' ASSOCIATION

MANAGEMENT CERTIFICATE

for

Pinewood Trails Homeowner's 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:** Pinewood Trails

2. **Name of the Association:** Pinewood Trails Homeowner's Association, Inc.

3. **Recording Data for the Subdivision:**
   Pinewood Trails, under Document No. 2020077048

4. **Recording Data for the Declaration and the Declaration Amendments:**
   Declaration of Covenants, Conditions and Restrictions for Pinewood Trails, under Document No. 2019029333;

5. **Name and Mailing Address of the HOA:**
   Pinewood Trails Homeowner's 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: $198.00

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 _____

By Vanessa Burch, Managing Agent for Pinewood Trails Homeowner's Association, Inc.
Duly Authorized Agent

STATE OF TEXAS §

§

COUNTY OF ~~MONTGOMERY~~ 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 Pamela Cartwright

Notary Public in and for the State of Texas

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

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

<Notary Stamp Above>

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

Doc #: 2025038044
Pages 3

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.