

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Harper's Preserve Property Owners 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:** Harper's Preserve
2. **Name of the Association:** Harper's Preserve Property Owners Association Inc
3. **Recording Data for the Subdivision:**
 - a. Harper's Preserve, a subdivision in Montgomery County, Texas according to the map or plat thereofo recorded under Cabinet Z, Sheet 1921 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - b. Harper's Preserve (MUD 95 Property) as stated in said document recorded under Clerk's File No. 2011036163 of the Map Records of Montgomery County, Texas.
 - c. Harper's Preserve (K. Hovnanian Lots within Wood Lake Village Section 1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 21921 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - d. Harper's Preserve Section 2, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 2310 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - e. Harper's Preserve Section 3, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 2741 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - f. Harper's Preserve Section 4, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3201 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - g. Harper's Preserve Section 5, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3231 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - h. Harper's Preserve Section 6, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3233 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - i. Harper's Preserve Section 7, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 6112 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - J. Harper's Preserve Section 8, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 3992 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - k. Harper's Preserve Section 9, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 4074 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - l. Harper's Preserve Section 10, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 4769 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
 - m. Harper's Preserve Section 11, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5137 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

- n. Harper's Preserve Section 12, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5319 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- o. Harper's Preserve Section 13-A, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5568 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- p. Harper's Preserve Section 13-B, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5570 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- q. Harper's Preserve Section 14, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5572 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- r. Harper's Preserve Section 15, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5574 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- s. Harper's Preserve Section 16-A, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5881 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- t. Harper's Preserve Section 16-B, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 5940 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- u. Harper's Preserve (Dogwood Forest, Partial Replat No. 1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 5438 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- v. Harper's Preserve Section 17, 18-A, 18-B, 19, 20A, 20-B, 20-C, 64.83 acres of proposed Harper's Preserve Southwest Village, as stated in said document recorded under Clerk's File No. 2021083506 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- w. Harper's Preserve Section 22-A, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6822 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- x. Harper's Preserve Section 23, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6679 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- y. Harper's Preserve Section 24, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6681 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- z. Harper's Preserve Section 25, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6685 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- aa. Harper's Preserve Section 27, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6957 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- bb. Harper's Preserve Section 28, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6824 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- cc. Harper's Preserve Section 30, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Cabinet Z, Sheet 7150; Partial Replat under Cabinet Z, Sheet 7679 of the Map Records of Montgomery County, Texas; and as stated in said declaration.
- dd. Harper's Preserve Section 31, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 7152 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

ee. Harper's Preserve Section 32, a subdivision in Montgomery County, Texas according to the map or plat thereofrecorded under Cabinet Z, Sheet 6955 of the Map Records of Montgomery County, Texas; and as stated in said declaration.

4. Recording Data for the Declaration and the Declaration Amendments:

- a. Community Covenant for Harper's Preserve, under Montgomery County Clerk's File No. 2011019619.
- b. First Amendment to Community Covenant for Harper's Preserve, under Montgomery County Clerk's File No. 2012040225.
- c. Supplement to Community Covenant for Harper's Preserve (MUD 95 Property), under Montgomery County Clerk's File No. 2011036163.
- d. Supplement to Community Covenant for Harper's Preserve (K. Hovnanian Lots within Wood Lake Village Section 1), under Montgomery County Clerk's File No. 2011058751
- e. Supplement to Community Covenant for Harper's Preserve, Section 2, under Montgomery County Clerk's File No. 2012109652.
- f. Supplement to Community Covenant for Harper's Preserve, Section 3, under Montgomery County Clerk's File No. 2014005175.
- g. Supplement to Community Covenant for Harper's Preserve, Section 4, under Montgomery County Clerk's File No. 2015025963.
- h. Supplement to Community Covenant for Harper's Preserve, Section 5, under Montgomery County Clerk's File No. 2015031722.
1. Supplement to Community Covenant for Harper's Preserve, Section 6, under Montgomery County Clerk's File No. 2015048117.
- J. Supplement to Community Covenant for Harper's Preserve, Section 7, under Montgomery County Clerk's File No. 2019117637.
- k. Supplement to Community Covenant for Harper's Preserve, Section 8, under Montgomery County Clerk's File No. 2016057269.
- l. Supplement to Community Covenant for Harper's Preserve, Section 9, under Montgomery County Clerk's File No. 2016071070.
- m. Supplement to Community Covenant for Harper's Preserve, Section 10, under Montgomery County Clerk's File No. 2017099444.
- n. Supplement to Community Covenant for Harper's Preserve, Section 11, under Montgomery County Clerk's File No. 2018063969.
- o. Supplement to Community Covenant for Harper's Preserve, Section 12, under Montgomery County Clerk's File No. 2018100816.
- p. Supplement to Community Covenant for Harper's Preserve, Section 13-A, under Montgomery County Clerk's File No. 2019009809.
- q. Supplement to Community Covenant for Harper's Preserve, Section 13-B, under Montgomery County Clerk's File No. 2019009975.
- r. Supplement to Community Covenant for Harper's Preserve, Section 14, under Montgomery County Clerk's File No. 2019012082.
- s. Supplement to Community Covenant for Harper's Preserve, Section 15, under Montgomery County Clerk's File No. 2019012139.
- t. Supplement to Community Covenant for Harper's Preserve, Section 16-A, under Montgomery County Clerk's File No. 2019060486.
- u. Supplement to Community Covenant for Harper's Preserve, Section 16-B, under Montgomery County Clerk's File No. 2019085066.
- v. Supplement to Community Covenant for Harper's Preserve, Dogwood Forest, Partial Replat No. 1, under Montgomery County Clerk's File No. 2019114782.
- w. Supplement to Community Covenant for Harper's Preserve, Section 17, 18-A, 18-B, 19, 20-A, 20-B, 20-C, under Montgomery County Clerk's File No. 2021083506.

- x. Supplement to Community Covenant for Harper's Preserve, Section 22-A, under Montgomery County Clerk's File No. 2020141118.
- y. Supplement to Community Covenant for Harper's Preserve, Section 23, under Montgomery County Clerk's File No. 2020089030.
- z. Supplement to Community Covenant for Harper's Preserve, Section 24, under Montgomery County Clerk's File No. 2020091297.
- aa. Supplement to Community Covenant for Harper's Preserve, Section 25, under Montgomery County Clerk's File No. 2020102886.
- bb. Supplement to Community Covenant for Harper's Preserve, Section 27, under Montgomery County Clerk's File No. 2021008940.
- cc. Supplement to Community Covenant for Harper's Preserve, Section 28, under Montgomery County Clerk's File No. 2020136890.
- dd. Supplement to Community Covenant for Harper's Preserve, Section 30, under Montgomery County Clerk's File No. 2021047317.
- ee. Supplement to Community Covenant for Harper's Preserve, Section 31, under Montgomery County Clerk's File No. 2021042888.
- ff. Supplement to Community Covenant for Harper's Preserve, Section 32, under Montgomery County Clerk's File No. 2021029656.
- gg. Certificate of Formation and By-Laws, under Montgomery County Clerk's File No. 2011029914.
- hh. First Amendment to By-Laws, under Montgomery County Clerk's File No. 2012116877.
- ii. Priority of Payments, under Montgomery County Clerk's File No. 2012026439.
- JJ. Records Production and Copying Policy, under Montgomery County Clerk's File No. 2012026437.
- kk. Document Retention Policy, under Montgomery County Clerk's File No. 2012026438.

5. Name and Mailing Address of the HOA:

Harper's Preserve Property Owners 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

This management certificate is filed of 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.

Vanessa Burch

By Vanessa Burch, Managing Agent for Harper's Preserve Property Owners Association Inc
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

§
Dallas
COUNTY OF MONTGOMERY §

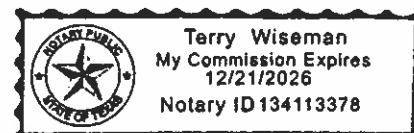
This instrument was signed before me on 03/25/25, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman My Commission Expires: 12/21/2026

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



<Notary Stamp Above>

FILED FOR RECORD
04/21/2025 03:16PM



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 black-outs, additions and changes were present at the time the instrument was filed and recorded.