

BIRMINGHAM BLUFFS HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Birmingham Bluffs
2. The name of the Association: Birmingham Bluffs Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management Inc.

Attn: Beverly Coghlan

Mailing Address: 1024 S. Greenville, Ste. 230, Allen, Texas 75002

Phone Number: (972) 359-1548

Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Working Capital:	\$350.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

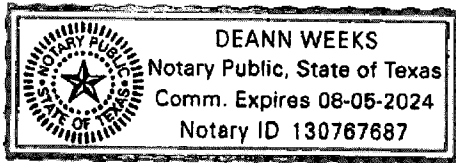
**BIRMINGHAM BLUFFS HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Beverly Coghlan
Name: Beverly Coghlan
Title: Agent for the Association

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of September, 2021, by Beverly Coghlan, Agent for the Association of Birmingham Bluffs Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Deann Weeks
Notary Public Signature

EXHIBIT A

Document	Recording Information
Declaration of Covenants, Conditions and Restrictions for Birmingham Bluffs	Document No. 20190815000992490
Birmingham Bluffs Plat #1	Document No. 20191209010005300
Birmingham Bluffs Plat #2	Document No. 20200402010001310



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/28/2021 02:42:32 PM
\$34.00 AHASIK
20210928001977670

Stacey Kemp