

PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE
for
BIRCH CREEK FOREST PROPERTIES, INC

The State of Texas

County of Burleson

The undersigned, being the Managing Agent of the Birch Creek Forest Properties, Inc., a Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code. This Management Certificate supersedes all previous Management Certificates.

1. Name of Subdivision: Birch Creek Forest
2. Name of Property Owners' Association: Birch Creek Forest Properties, Inc.
3. Recording Data for the Subdivision:

Birch Creek Forest, Section One (1). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/190/467

Birch Creek Forest, Section Two (2). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/190/488 and DR/237/596

Birch Creek Forest, Section Three (3). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/200/382

Birch Creek Forest, Section Four (4). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/200/389

Birch Creek Forest, Section Five (5) and Six (6). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/216/216 and DR/870/425

Birch Creek Forest, Section Six (6). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/

Birch Creek Forest, Section Seven (7). A subdivision in Burleson County, Texas, according to the map or plat thereof recorded in Book/Volume/Page – DR/27/598 and DR/239/427

4. Recording Information:
 - a. Burleson County Clerk's File Instrument No. 77008121
 - b. Burleson County Clerk's File Instrument No. 77008122 and 903999
 - c. Burleson County Clerk's File Instrument No. 77009769
 - d. Burleson County Clerk's File Instrument No. 77009772
 - e. Burleson County Clerk's File Instrument No. 77012476 and 2012-3124
 - f. Burleson County Clerk's File Instrument No. 9023998
 - g. Burleson County Clerk's File Instrument No. 9024000 and 9024593

5. Name and Mailing Address of the Association: Birch Creek Forest Property Properties, Inc. 202 Birch Forest Drive, Somerville, Texas 77879
6. Name and Mailing Address of Person Managing or Its Designated Representative: Renita Odstrcil, 202 Birch Forest Drive, Somerville, Texas 77879.
7. Telephone number: 979-535-8978
8. Email Address: bcfpiboard@gmail.com
9. Website Address of the Association: www.birchcreekforest.com
10. Transfer Fee and Update Fees: Ownership Transfer Fee.....\$350.00
Resale Certificate Fee.....\$100.00
Updated Resale Certificate Fee.....\$ 75.00
Expedited Fee (less than 5 days' notice).....\$ 50.00
11. Lot Maintenance Fees and Late Charges: The lot maintenance fee is \$99.00 per lot and due on or before the first day of January of each year. The late fee of \$10.00 per lot is charged on February 1st. Upon default, the right to use the amenities, including but not limited to the swimming pool, community building, trash dump, and park reservation can be suspended.
12. Ownership Transfer Procedure: The ownership transfer procedure for Birch Creek Forest Properties, Inc., is attached to this Management Certificate.

Birch Creek Forest Properties, Inc.

By: 
Renita Odstrcil, President

The State of Texas

County of Burleson

BEFORE ME, the undersigned notary public, on this 18th day of April, 2024, personally appeared Renita Odstrcil, President of Birch Creek Forest Properties, Inc. known to me to be the person whose name is subscribed to the foregoing instrument(s) and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

