

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at NTXcustomercare@associa.us.

BIRMINGHAM RANCH HOMEOWNERS' ASSOCIATION INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **BIRMINGHAM RANCH HOMEOWNERS' ASSOCIATION INC** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: BIRMINGHAM RANCH HOMEOWNERS' ASSOCIATION INC.

Name of the Association: BIRMINGHAM RANCH HOMEOWNERS' ASSOCIATION INC.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in COLLIN County, Texas, as follows;

- (a) Birmingham Ranch Homeowners' Association Inc., recorded under Film Code No. 2007-10002670, along with any supplements or replats thereof;

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of COLLIN County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Birmingham Ranch Homeowners Association, Inc., under Collin County Clerks File no. D20100928001034100
- (b) Declaration of Covenants, Conditions and Restrictions for Birmingham Ranch Homeowners Association, Inc., under Collin County Clerks File no. D20110131000118780
- (c) Notice of Filing of Dedicatory Instruments for Birmingham Ranch Homeowners Association, Inc., under Collin County Clerks File no. D20141204001319190
- (d) Unanimous Written Consent to Action Without a meeting of the Board of Directors of Birmingham Homeowners Association, Inc., under Collin County Clerks File no. D20111230001410600
- (e) Notice of Governing Documents for Birmingham Ranch Homeowners Association, Inc., under Collin County Clerks File no. D20131029001476000

Name and Mailing Address of the Association

Birmingham Ranch Homeowners' Association, Inc.
c/o Principal Management Group of North Texas
12700 Park Central Drive Ste 600
Dallas, Texas 75251

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
12700 Park Central Drive Ste 600
Dallas, Texas 75251
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io
www.birminghamranch.previews.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Working Capital Fee: 3x the current annual assessment

Resale Certificate: \$375

Resale Certificate Update: \$75


Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$120 for 3 day expedite

Executed on this the 10 day of January, 2022


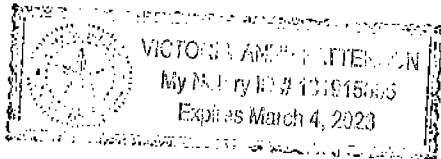
Birmingham Ranch Homeowners' Association, Inc., acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10 day of January, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Birmingham Ranch Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
12700 Park Central Drive Ste 600
Dallas, Texas 75251

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/21/2022 03:06:44 PM
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