

MANAGEMENT CERTIFICATE FOR BIRMINGHAM HOMEOWNERS' ASSOCIATION

STATE OF TEXAS
COUNTY OF COLLIN

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Birmingham Homeowners' Association.

1. The name of the subdivision is Birmingham .
2. The name of the association is Birmingham Homeowners' Association
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Birmingham Farms, Phase 2A	Final Plat filed in Cabinet N, Slides 887-888 on 6/11/2002.
Birmingham Farms Phase 2 A [Lots 15 – 23, Block J]	Final Plat filed in Cabinet P, Slide 654-655 on 5/17/2004.
Birmingham Farms Phase 3 A	Final Plat filed in Cabinet N, Slide 906-907 on 6/19/2002.
Birmingham Farms Phase 3 B	Final Plat filed in Cabinet P, Slide 381-382 on 12/23/2003.
Birmingham Farms Phase 14 A [Lots 12-23, Block J, Phase 2 A]	Final Plat/Re-plat filed in Cabinet P, Slide 654-655 on 5/17/2004.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Birmingham Homeowners' Association, Recorded in Volume 05288, Page 06420 in the Real Property Records of Collin County, Texas on 11/1/2002.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Birmingham Homeowners' Association, Recorded in Volume 5333, Page 001535 in the Real Property Records of Collin County, Texas on 01/10/2003.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Birmingham Homeowners' Association, Recorded Volume 5457, Page 003449 in the Real Property Records of Collin County, Texas on 07/11/2003.

First Annexation to Declaration of Covenants, Conditions and Restrictions for Birmingham, Recorded in Volume 5461, Page 6976 in the Real Property Records of Collin County, Texas on 07/17/2003.

Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Birmingham, Recorded in as Document #2005-0130995 in the Real Property Records of Collin County, Texas on 9/16/2005.

5. Birmingham Homeowner's Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Transfer Fee: \$250
- Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

BIRMINGHAM HOMEOWNERS' ASSOCIATION

By: CMA, Manager

By: Lauren Bradley

ACKNOWLEDGMENT

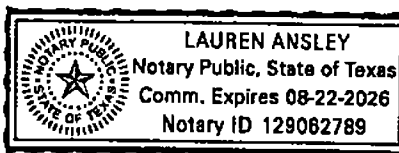
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Lauren Bradley of CMA, managing agent for Birmingham Homeowners' Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000160776

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:34 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024000160776
Receipt Number: 20241227000389
Recorded Date/Time: December 27, 2024 03:34 PM
User: Angela M
Station: Workstation cck061

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX