

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

BIRNAM WOOD III COMMUNITY ASSOCIATION, INC.

(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BIRNAM WOOD III COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision(s) is/are BIRNAM WOOD, SECTIONS THREE (3), FOUR (4) and FIVE (5), and VILLAGES OF SPRING OAKS, SECTIONS ONE (1), TWO (2), THREE (3) and FOUR (4).
2. The name of the Association is BIRNAM WOOD III COMMUNITY ASSOCIATION, INC.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Birnam Wood, Section Three (3) - Volume 211, Page 71;
- (ii) Birnam Wood, Section Four (4) - Volume 290, Page 67;
- (iii) Birnam Wood, Section Five (5) - Volume 304, Page 110;
- (iv) Villages of Spring Oaks, Section One (1) - Film Code No. 465002;
- (v) Villages of Spring Oaks, Section Two (2) - Film Code No. 515070;
- (vi) Villages of Spring Oaks, Section Three (3) - Film Code No. 552114 (save and except Lot 4, in Block 2, Villages of Spring Oaks, Section 3, which Lot is restricted for use as a park area); and
- (vii) Villages of Spring Oaks, Section Four (4) - Film Code No. 607194 (save and except Lot 28, in Block 1, Villages of Spring Oaks, Section 4, which Lot is restricted for use as a park area and/or other uses as determined by Harris County Municipal Utility District No. 43).

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

- (i) Birnam Wood, Section Three (3) - County Clerk's File Nos. E961204, F195423 and F735884.
 - (ii) Birnam Wood, Section Four (4) - County Clerk's File Nos. E961204, F195423, F735884 and G290881.
 - (iii) Birnam Wood, Section Five (5) - County Clerk's File No. H216545.
 - (iv) Villages of Spring Oaks, Section One (1) - County Clerk's File Nos. U929416, U999372 and W633436.
 - (v) Villages of Spring Oaks, Section Two (2) - County Clerk's File Nos. U929416, U999372, W633436 and V941151.
 - (vi) Villages of Spring Oaks, Section Three (3) - County Clerk's File Nos. U929416, U999372 and X834614.
 - (vii) Villages of Spring Oaks, Section Four (4) - County Clerk's File No. 20070179256.
5. The name and mailing address of the Association is: BIRNAM WOOD III COMMUNITY ASSOCIATION, INC., 23803 Birnam Wood Blvd., Spring, Texas 77373.
 6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Andrea Bienek, Manager, Birnam Wood III Community Association, Inc., 23803 Birnam Wood Blvd., Spring, Texas 77373. The Association's Telephone No. is 281.350.8556, its Telefax No. is 281.288.8951, and its e-mail address is birnamwood3@sbcglobal.net.
 7. The Association's website is www.birnamwood3.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
 8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$150.00 is charged, payable to Birnam Wood III Community Association, Inc.; b) regarding a refinance, an administrative refinance fee in the amount of \$100.00 is charged, payable to Birnam Wood III Community Association, Inc.; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$275.00, payable to Birnam Wood III Community Association, Inc., and the fee for an updated Resale Certificate is \$75.00, payable to Birnam Wood III Community Association, Inc.; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$30.00, payable to Birnam Wood III Community Association, Inc. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
 9. Other information the Association considers appropriate is: (i) the meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's office/clubhouse located at 23803 Birnam Wood Blvd., Spring, Texas 77373; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 13 day of August, 2021.

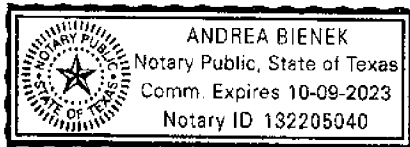
**BIRNAM WOOD III COMMUNITY ASSOCIATION,
INC. (a Texas Non-Profit Corporation)**

By: [Signature]
LESTER NOVAK, President

ACKNOWLEDGMENT

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BEFORE ME, the undersigned notary public, on this the 13 day of August, 2021, personally appeared LESTER NOVAK, President of BIRNAM WOOD III COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.



[Signature]
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Birnam Wood III Community Association, Inc.
23803 Birnam Wood Blvd.
Spring, Texas 77373

Birnam Wood III Community Association, Inc. - Management Certificate

RP-2021-502473
Pages 4
09/01/2021 04:22 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-502473