

**Kaufman County  
Laura Hughes  
County Clerk**  
**Instrument Number: 2023-0026427**

**Billable Pages: 3  
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 09/19/2023 at 07:26 AM  <b>Document Number:</b> <u>2023-0026427</u>  <b>Receipt No:</b> <u>23-24641</u>  <b>Amount:</b> \$ <u>34.00</u>  <b>Vol/Pg:</b> <u>V:8232 P:7</u>	E-RECORDING



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

**Recorded By:** Reece Collier, Deputy

**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.**

**Record and Return To:**

ROBERTS MARKEL WEINBERG BUTLER HAILEY  
2800 POST OAK BLVD FL 57  
HOUSTON, TX 77056



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
BROOKLYN VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF KAUFMAN       §

The undersigned, being the Managing Agent of Brooklyn Village Homeowners' Association, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Brooklyn Village.
2. Name of Association: The name of the Association is Brooklyn Village Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Brooklyn Village Phase 1 Amending Plat, a subdivision in Kaufman County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2016-0025791, and the Correction Instrument filed thereafter under Clerk's File No. 2017-0000344 of the Real Property Records of Kaufman County, Texas, and all amendments or annexations thereto, or replats thereof, if any.
  - b. Brooklyn Village Phase II Final Plat, a subdivision in Kaufman County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2017-0023065, of the Real Property Records of Kaufman County, Texas, and all amendments or annexations thereto, or replats thereof, if any.
4. Recording Data for the Declaration\*:
  - a. Documents:
    - (1) Amended and Restated Declaration of Restrictive Covenants of Brooklyn Village-Phases I and II.
    - (2) Correction Instrument.
  - b. Recording Information:
    - (1) Kaufman County Clerk's File No. 2017-0026589.
    - (2) Kaufman County Clerk's File No. 2017-0027411.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Brooklyn Village Homeowners' Association, Inc. c/o TBD Management, 11750 Katy Fwy, Ste. 1400, Houston, TX 77079.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

TBD Management  
11750 Katy Fwy, Ste. 1400  
Houston, TX 77079  
713-219-9400  
hoa@tbdmanagementllc.com


7. The Association's Dedicatory Instruments are available to Members online at:  
<https://www.tbdhomes.com/>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 310.00

Executed on this 31<sup>st</sup> day of August, 2023.

**BROOKLYN VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

By: TBD Management,  
Managing Agent

By: 

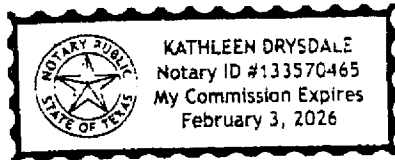
Printed: Edith Emwall

Its: Secretary

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS           §  
   §  
COUNTY OF Harris           §

BEFORE ME, the undersigned notary public, on this 31<sup>st</sup> day of August, 2023 personally appeared Edith Enwall, Community Manager of TBD Management, Managing Agent for Brooklyn Village Homeowners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Kathleen Drysdale  
Notary Public in and for the State of Texas

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Filed for Record in Kaufman County TX  
09/19/2023 07:26:08 AM