

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR  
BIRDSONG ADDITION**

**STATE OF TEXAS           §  
  §  
COUNTY OF JOHNSON   §**

**KNOW ALL MEN BY THESE PRESENTS**

This Notice of Filing of Dedicatory Instruments for **BIRDSONG ADDITION** is made on this the 2<sup>nd</sup> day of October, 2024 on behalf of **BIRDSONG COMMUNITY ASSOCIATION** (the "Association").

**WHEREAS**, the Association is the property owners' association created by its owners to manage or regulate the planned development known as **BIRDSONG ADDITION** and subject to the Declaration of Covenants Conditions and Restrictions for Birdsong Addition which was filed of record on September 1, 2021 as Document No. Doc. 2021-32935 in the Official Public Records of Johnson County, Texas (the "Declaration") and according to the plat thereof filed on August 3, 2021, and recorded in Drawer L, Page 166 of the Map or Plat Records of Johnson County, Texas (the "Plat"); and

**WHEREAS**, Section 202.006 of the Texas Property Code provides a property owners' association shall file dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instrument in the real property records of Johnson County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

**NOW, THEREFORE**, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records of Johnson, County, Texas, in accordance with Section 202.006 of the Texas Property Code:

**Exhibit 1:   BIRDSONG                   COMMUNITY                   ASSOCIATION  
  MANAGEMENT CERTIFICATE**

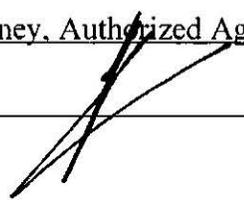
**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

FOR BIRDSONG COMMUNITY ASSOCIATION

By: Thomas L. Kapioltas

Its: Attorney, Authorized Agent

\_\_\_\_\_



STATE OF TEXAS

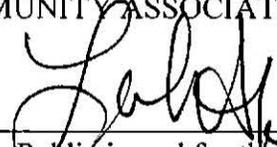
§

COUNTY OF COLLIN

§

§

This instrument was acknowledged before me on the 2<sup>nd</sup> day of October 2024, by Thomas L. Kapioltas the Authorized Agent for BIRDSONG COMMUNITY ASSOCIATION on behalf of said entity.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

BIRDSONG COMMUNITY ASSOCIATION  
c/o The Kapioltas Law Firm, PLLC  
Attn: Thomas L. Kapioltas  
2150 S. Central Expressway, Suite 200  
McKinney, Texas 75070



**BIRDSONG COMMUNITY ASSOCIATION**  
**MANAGEMENT CERTIFICATE - JOHNSON COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Birdsong Community Association**, certifies as to the following:

1. The name of the subdivision is:

**BIRDSONG ADDITION**

2. The name of the association is:

**Birdsong Community Association**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions**                      **Doc. 2021-32935**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Memorandum of Dedicatory Instruments**    **Doc. 2021-38640**

- **Bylaws**
- **Certificate of Formation**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amendment to the Declaration of Covenants,  
Conditions, and Restrictions**    **Doc. 2023-29185**

6. The mailing address for the association is as follows:

**BIRDSONG COMMUNITY ASSOCIATION**  
c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management Incorporated**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**  
**Phone: (972) 612-2302**  
**Email: info@vcmtexas.com**

8. The website address on which the association's dedicatory instruments are available:

[www.vcm-texas.com](http://www.vcm-texas.com) and follow "Find My Community" Link

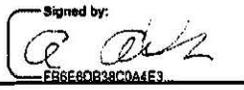
9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee:	\$200.00
Acquisition Assessment:	\$500.00
Capital Contribution:	\$950.00
Community Enhancement Fee:	The Transfer Price multiplied by one fourth of one percent (0.25%)

This Management Certificate replaces and supersedes all previous versions of the Management Certificate, including that Management Certificate filed in the Johnson County deed records as Document No. 2023 - 12430 in the Johnson County real property records.

EXECUTED as of \_\_\_\_\_, 2024.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):   
Signed by: FB6E6DB38C0A4E3

Amber Altarabulsi

Name (printed): \_\_\_\_\_

Managing Agent

Title: \_\_\_\_\_

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_  
\_\_\_\_\_ (name), the \_\_\_\_\_ (title) authorized agent for Vision  
Communities Management Incorporated.

\_\_\_\_\_  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management Incorporated**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**

**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2024 - 28290

eRecording - Real Property

Notice

Recorded On: October 02, 2024 01:47 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* 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: 2024 - 28290  
Receipt Number: 20241002000099  
Recorded Date/Time: October 02, 2024 01:47 PM  
User: Amanda T  
Station: ccl83

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF JOHNSON**

**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 Records of Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*