

(To be recorded in Real Property Records of Johnson County, Texas)

**Blue Bird Meadows HOA West
MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this Association, such as 2023-3125.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of Friday November 1st, 2024 by Blue Bird Meadows HOA West, a Texas nonprofit corporation (the Association).

WITNESSETH:

WHEREAS, Boot Jack King Development, LLC., a Texas limited partnership, has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bluebird Meadows West (the "Declaration"), filed of record on or about December 12, 2017 (the Declaration) and recorded as 2017-30827 in the Real Property Records of Johnson County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Bluebird Meadows Phase 2.

WHEREAS, the Association was duly formed on June 28, 2018, as Blue Bird Meadows HOA West.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Bluebird Meadows Phase 2.
2. Name of the Association. The name of the Association is Blue Bird Meadows HOA West and is located in Johnson County, Texas. The mailing address for the Association is Blue Bird Meadows HOA West % PMI CROSS TIMBERS, 405 State Highway 121 BYP, suite a250, Lewisville, TX 75067.
3. Recording Data for the Subdivision. The Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Johnson County Clerk's office as: 2017-197 and 2022-54.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about December 12, 2017 (the "Declaration") recorded as 2017-30827 in the Real Property Records of Johnson County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto, including 2018-25281 and 2019-12380.
5. The name and Mailing Address of the Association. The Association's mailing address is:
Blue Bird Meadows HOA West
% PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250
Lewisville, TX 75067
6. Name and Mailing Address of the Managing Agent. The Association's managing agent is:
PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250

Lewisville, TX 75067

7. Manager of the Association. The telephone number for the manager of the Association is (682) 610-3773 and the email address for the manager of the association is: support@pmicrosstimbers.com. The association website is: <https://pmict.cincwebaxis.com/BBM>.

8. Resale Certificates: Resale Certificates may be requested by contacting PMI Cross Timbers at support@pmicrosstimbers.com or directly from <https://pmicrosstimbers.condocerts.com/resale/>.

Standard delivery is 10 business days.

The cost for Administrative Transfer Fee is \$250.00.

The cost for a Resale Certificate is \$300.00.

Rush Fees: \$120.00 for 5 business days; \$150.00 for expedited 1 day

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Blue Bird Meadows HOA West, a Texas nonprofit corporation

By:


Authorized Representative for
Blue Bird Meadows HOA West

THE STATE OF TEXAS §
COUNTY OF DENTON §

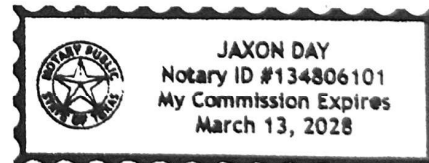
This instrument was acknowledged before me on this 4th day of November 2024 by John Mouser, Authorized Representative for Blue Bird Meadows HOA West, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas:



AFTER RECORDING, PLEASE RETURN TO:

Blue Bird Meadows HOA West
% PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250
Lewisville, Texas 75067





VG-105-2024-31299

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 31299

Real Property Recordings

Recorded On: November 04, 2024 10:45 AM

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: 2024 - 31299
Receipt Number: 20241104000082
Recorded Date/Time: November 04, 2024 10:45 AM
User: Honor C
Station: CCL45

Record and Return To:

JOHN MOUSER
6348 DARWOOD AVE
ENV
FORT WORTH TX 76110



**STATE OF TEXAS
Johnson County**

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