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RP-2024-287330
08/07/2024 RP1 \$37.00

**MANAGEMENT CERTIFICATE
OF
BIRNAM WOOD-FAIRFAX HOMEOWNERS ASSOCIATION , INC.**

The undersigned, being the Managing Agent for Birnam Wood-Fairfax Homeowners Association , Inc., a non-profit organization (the "**Association**"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

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1. The name of Subdivision: Birnam Wood-Fairfax
2. The name of the Association: Birnam Wood-Fairfax Homeowners Association , Inc.
3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Birnam Wood-Fairfax Homeowners Association , Inc., recorded under Document No. D510815, D510816, D671460, D671461, Y005003 Official Public Records of Harris County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Birnam Wood-Fairfax Homeowners Association , Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmimgmt.com

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7. Website to access the Association's dedicatory instruments: www.acmimgmt.com.
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

Working Capital Assessment - **\$0.00**
Transfer Fee - **\$250.00**
Resale Certificate Fee - **\$275.00**
Refinance Fee - **\$150.00**
Quote Fee- **\$13.00** each

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

{SIGNATURE PAGE FOLLOWS}

BIRNAM WOOD-FAIRFAX HOMEOWNERS ASSOCIATION , INC. MANAGEMENT CERTIFICATE

EXECUTED to be effective on the date this instrument is Recorded.

**BIRNAM WOOD-FAIRFAX HOMEOWNERS
ASSOCIATION , INC.,** a Texas non-profit corporation

Signature: 

By: Bert Williams, President
ACMI

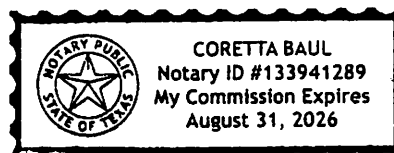
STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of
Birnam Wood-Fairfax Homeowners Association , Inc., a Texas non-profit corporation, on behalf
of said non-profit corporation.


Notary Public Signature



AFTER RECORDING RETURN TO:
ACMI
12603 Louetta Rd. Suite 101
Cypress, TX 77429

BIRNAM WOOD-FAIRFAX HOMEOWNERS ASSOCIATION , INC. MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Birnam Wood-Fairfax, recorded as Document No. D510816, Official Public Records for Harris County, Texas.
2. Correction of Declaration of Covenants, Conditions and Restrictions for Fairfax, recorded as Document No. D671460, Official Public Records for Harris County, Texas.
3. Correction of Declaration of Covenants, Conditions and Restrictions for Birnam Wood-Fairfax, Section One, recorded as Document No. D671461, Official Public Records for Harris County, Texas.
4. Annexation of Additional Properties to Birman Wood Section One, recorded as Document No. D878646, Official Public Records for Harris County, Texas.
5. Annexation of Additional Properties to Birman Wood Section Two, recorded as Document No. E390232, Official Public Records for Harris County, Texas.
6. Supplemental Declaration of Covenants, Conditions and Restrictions for Spring Place (Annexation), recorded as Document No. Y005003, Official Public Records for Harris County, Texas.
7. Amended Bylaws of Birnam Wood-Fairfax Homeowners Association, Inc., recorded as Document No. 20120168133, Official Public Records for Harris County, Texas.
8. Architectural Control Committee Guidelines of Birnam Wood-Fairfax Homeowners Association, Inc., recorded as Document No. 121-50-2942 Official Public Records for Harris County, Texas.
9. Amended Architectural Control Committee Guidelines of Birnam Wood-Fairfax Homeowners Association, Inc., recorded as Document No. 20090051378, Official Public Records for Harris County, Texas.

EXHIBIT "A"
Continued

10. Second Amended Architectural Control Committee Guidelines of Birnam Wood-Fairfax Homeowners Association, Inc., recorded as Document No. 20150208861, Official Public Records for Harris County, Texas.
11. Birnam Wood-Fairfax Homeowners Association, Inc. Vehicle and Parking Regulation, recorded as Document No. 20150208860, Official Public Records for Harris County, Texas.
12. Birnam Wood-Fairfax Homeowners Association, Inc. Amended Vehicle and Parking Regulation, recorded as Document No. 202169874, Official Public Records for Harris County, Texas.
13. Copies of items listed above plus additional documents are available on the ACMI website at www.acmimgmt.com.

FILED FOR RECORD

8:00:00 AM

Wednesday, August 7, 2024

Lemeshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, August 7, 2024



Lemeshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS