

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1717 Main Street**

**Suite 4600**

**Dallas, Texas 75201**

STATE OF TEXAS           §

§

COUNTY OF COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE AVIARY  
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of THE AVIARY HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, Dublin Murphy Estates, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions The Aviary Addition, recorded under Instrument No. 2001-0055208 of the Official Public Records of Collin County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is The Aviary – Phase 1, Phase 2, Phase 3, and Phase 4.

2.     **Name and Mailing Address of the Association.** The name of the Association is The Aviary Homeowners Association, Inc., and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3.     **Recording Data for the Subdivision.** The recording data for The Aviary, an addition to the City of Plano, Collin County, Texas, is recorded in Volume M, Page 173 (Phase 1); Volume M, Page 476 (Phase 2); Volume P, Page 13 (Phase 3); and Volume 2006, Page 463 (Phase 4), in the Map Records, Official Public Records of Collin County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2001-0055208, Instrument No. 2001-0114172 (First Amendment), Instrument No. 2001-0114173 (Second Amendment), and Instrument No. 20060718000995900 (Third Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is [julie.villarreal@fsresidential.com](mailto:julie.villarreal@fsresidential.com).

6. **Website.** The Association's websites may be found at <https://theaviary.connectresident.com> and [www.theaviary.org](http://www.theaviary.org).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
Lender Questionnaire (optional)	\$350.00
Copy of Governing Documents (optional)	\$345.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).


**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**[SIGNATURE PAGE TO FOLLOW]**

**ASSOCIATION:**

**THE AVIARY  
HOMEOWNERS ASSOCIATION, INC.  
a Texas non-profit corporation**

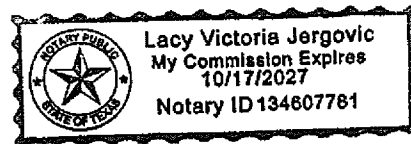
By: FirstService Residential, Inc.  
Its: Managing Agent

By:   
Patrick Drosch  
Its: President, Dallas/Fort Worth

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 10 day of January 2024  
by Patrick Drosch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing  
Agent of The Aviary Homeowners Association, Inc., a Texas non-profit corporation.

  
Notary Public, State of Texas



**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2024000003774

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 10, 2024 03:21 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2024000003774  
Receipt Number: 20240110000626  
Recorded Date/Time: January 10, 2024 03:21 PM  
User: Kacy M  
Station: cck100

**Record and Return To:**

CSC



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX