PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

Homeowners Association of Blue Heron Estates, Inc.

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.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Chambers §

1. Name of Subdivision: Blue Heron Estates

2. Subdivision Location: Chambers County

3. Name of Homeowners Association: Homeowners Association of Blue Heron Estates, Inc.

4. Recording Data for Association: Plat Maps for Blue Heron, Section One, are filed under Document No. 2021-166635.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Blue Heron Estates, Section One is filed under Document No. 2021-165650.

   First Amendment to Declaration of Covenants, Conditions and restrictions are filed under Document No. 2021-171236.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

   Certificate of Formation of Homeowner's Association of Blue Heron Estates, Inc. is recorded under File No. 804187510.

   By-Laws of the Homeowners Association of Blue Heron Estates, Inc were signed on the 30th of July, 2021.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

   Spectrum Association Management
   17319 San Pedro Ave, #318
   San Antonio, TX 78232
   contact@spectrumam.com
   210-494-0659
   www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- **Administrative Transfer Fee - $200.00**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 11th **day of** October**, 2021.**

Homeowners Association of Blue Heron Estates, Inc.

By: _____

Belinda Moreno (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 11th,

October, 2021 by Belinda Moreno, representative of Spectrum Association

Management, the Managing Agent of Homeowners Association of Blue Heron Estates, Inc., on behalf of said association.

_____

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

AMANDA SALAZAR
Notary ID #125465209
My Commission Expires
January 26, 2022

FILED FOR RECORD IN:
Chambers County Clerk
On: 10/12/2021 8:33AM
Doc Number: 2021-173660
Number of Pages: 3
Amount: $30.00
Order#: 20211012000004
By: AM
Heather H. Hawthorne

