

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

BLUE HERON OWNERS ASSOCIATION, INC.

STATE OF TEXAS

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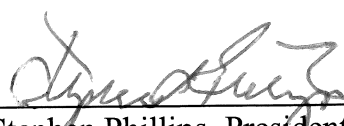
COUNTY OF CALHOUN

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1. Name of Subdivision: Blue Heron Subdivision, also known as Blue Heron Bay Subdivision
2. Name of Homeowners Association: Blue Heron Owners Association, Inc.
3. Recording Data for Subdivision: Slide 478 AB, Volume Z, Page 728 of the Map and Plat Records of the County Clerk of Calhoun County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Blue Heron Owners Association, Inc., P.O. Box 1149, Port Lavaca, Texas 77979
6. Contact information for the Association is: Telephone No. (361) 220-1119 and Email: stephenp@ftpc.fpcusa.com
7. The association's designated representative is: Stephen Phillips
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Calhoun County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Blue Heron Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

BLUE HERON OWNERS ASSOCIATION, INC.

By: 
Stephen Phillips, President

THE STATE OF TEXAS

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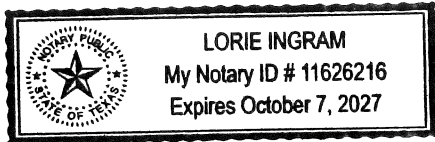
COUNTY OF CALHOUN

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Stephen Phillips who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Blue Heron Owners Association, Inc. and that by authority duly given and as the act of Blue Heron Owners Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 11th day of October 2023.



Lorie Ingram
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Blue Heron Owners Association, Inc.
P.O. Box 1149
Port Lavaca, Texas 77979

EXHIBIT "A"

Blue Heron, a Subdivision located in Calhoun County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Blue Heron Owners Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Calhoun County, Texas, as follows:

DATE RECORDED	INSTRUMENT NO.	DOCUMENT
October 19, 2007	108454	Blue Heron, Port Lavaca, Texas Declaration of Covenants, Conditions and Restrictions
March 24, 2011	124888	Bylaws Of Blue Heron Property Owners Association, Inc., A Nonprofit Corporation
September 12, 2023	2023-03028	Resolution Of The Board Of Directors Of Blue Heron Property Owners Association, Inc. Regarding Records Production And Copying Policy
September 12, 2023	2023-03024	Resolution Of The Board Of Directors Of Blue Heron Property Owners Association, Inc. Regarding Records Retention Policy
September 12, 2023	2023-03025	Resolution Of The Board Of Directors Of Blue Heron Property Owners Association, Inc. Regarding Payment Plan Policy
September 12, 2023	2023-03027	Resolution Of The Board Of Directors Of Blue Heron Property Owners Association, Inc. Regarding Procurement Policy
September 12, 2023	2023-03026	Resolution Of The Board Of Directors Of Blue Heron Property Owners Association, Inc. Regarding Fine and Enforcement Policy

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2023-03454

CTF Fee: \$34.00
10/18/2023 04:02 PM ksmith



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas