

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Bluebonnet Hills Property Owners, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Restrictions Bluebonnet Hills Washington County, Texas	Washington County Plat No. 125A	As stated in said Restrictions
First Amendment of Restrictions of Bluebonnet Hills Subdivision (Sections 1-6)	Washington County Volume 1297, Page 776	Plat Nos. 124A, 125A, 131A-B, 137A-B, 150A-B, 163B, 164A, 168B, and 169A; replatted at 145A, 181A-B, 302A, 307A, 315A, 322A, 323B, 327A-B, 348A-B, 351A-B, 352B, 353A, 364A, 373A, 374A, 375B, 376A-B, 380A-B, 381B, 382B, 384B, 385A, 388B, 389A-B, 403B, 404B, 406B-407A, 410B, 421B, 422B, 425B, 426A, 429A-B, 430A, 431A, 456B, 458B, 461B, 467B, 479A, 484A, 486B, 491B, 496B, 501B, 502B, 527A, 530A, 534A, 537B, 545B, 548B, 553B, 558A, and 561B; Plat Records, Washington County, Texas; and as stated in said Restrictions
Certificate of Amendment of Restrictions of Bluebonnet Hills Subdivision	Washington County Volume 1298, Page 845	As stated in said Restrictions
By-Laws	Washington County Book 1532, Page 580	As stated in said Restrictions
Amendment of By-Laws	Washington County Book 1532, Page 591	As stated in said Restrictions
Amended and Restated Collection Policy for Delinquent Accounts and Alternative Payment Schedule	Washington County Book 1399, Page 963	As stated in said Restrictions
Resolution Adopting Alternative Payment Schedule Guidelines	Washington County Book 1399, Page 968	As stated in said Restrictions

Payment Plan for Property Owners Delinquent in the Payment of Regular Maintenance Fees and/or Special Assessment Fees	Washington County Book 1399, Page 970	As stated in said Restrictions
Amended and Restated Architectural Guidelines for Solar Energy Devices, Flag Displays, Religious Displays, Rain Barrels, and Roofing Materials	Washington County Book 1399, Page 972	As stated in said Restrictions
Policy for the Inspection & Copying of Association Records	Washington County Book 1399, Page 977	As stated in said Restrictions
Amended and Restated Policies for Community Meetings, Elections, and Voting	Washington County Book 1399, Page 981	As stated in said Restrictions
Records Retention Policy	Washington County Book 1399, Page 985	As stated in said Restrictions

Name and Mailing Address for Association

Bluebonnet Hills Property Owners, Inc.  
P.O. Box 179  
Chappell Hill, Texas 77426

Name and Mailing Address of Person Managing the Association or its Designated Representative

Cathy McNurlen  
Bluebonnet Hills Property Owners, Inc.  
P.O. Box 179  
Chappell Hill, Texas 77426

Telephone Number to contact the Association

(713) 204-4093

Email Address to contact the Association

BHPOTreasure@gmail.com

Association Website

bluebonnethills.org

Transfer of Title Fees

Resale Certificate Fee:	\$150.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$50.00
Refinance Fee:	\$150.00

Executed on this the 23<sup>rd</sup> day of July, 2025.

Bluebonnet Hills Property Owners, Inc.,  
a Texas non-profit corporation

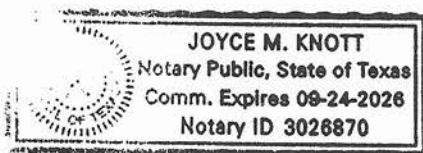
Cathy McNurten  
Cathy McNurten, President

STATE OF TEXAS

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COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 23<sup>rd</sup> day of July, 2025, by Cathy McNurten, President of Bluebonnet Hills Property Owners, Inc., a Texas non-profit corporation, on behalf of said entity.



Joyce M. Knott  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

07/28/2025 9:35 A.M.

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STATE OF TEXAS COUNTY OF WASHINGTON  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the OFFICIAL RECORDS of  
Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK



2025-4024

