

**MANAGEMENT CERTIFICATE OF
BLUE LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.
PURSUANT TO TEX. PROP. CODE §209.004**

The undersigned, President of Blue Lake Estates Property Owners Association, Inc. ("Association"), a Texas non-profit corporation and a "property owners association" as defined in Tex. Prop. Code §209.002(7)(A)-(C), submits the following information in accordance with Tex. Prop. Code §209.004, which supersedes any previous Management Certificate recorded by the Association:

1. The name of the Subdivisions: Blue Lake Estates, Lakeside Townhomes, and Hilltop at Blue Lake.
2. The name of the Association: Blue Lake Estates Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the Subdivisions:

For Blue Lake Estates (all units): Volume 93, Page 79, Volume 97, Page 15, Volume 97, Volume 97, Page 236, Volume 97, Page 241, Volume 97, Page 273, Volume 97, Page 283, Volume 97, Page 301, Volume 1, Page 4, Volume 1, Page 18, Volume 1, Page 19, Volume 3, Page 41, Volume 5, Page 65, Volume 9, Page 57, Volume 11, Page 35, Volume 11, Page 78, Volume 15, Page 91, Volume 15, Page 94, Volume 16, Page 45, Volume 16, Page 89, Volume 17, Page 19, Volume 19, Page 31, Volume 19, Page 84, and Volume 20, Page 24, Plat Records of Llano County, Texas.

For Lakeside Townhomes: Volume 5, Page 65, Plat Records of Llano County, Texas.

For Hilltop at Blue Lake: Volume 10, Page 92, Plat Records of Llano County, Texas.

4. The recording data for the Declaration and amendments to the Declaration:

For Blue Lake Estates (all units), Lakeside Townhomes, and Hilltop at Blue Lake: Volume 97, Page 40, Volume 97, Page 242, Volume 97, Page 274, Volume 97, Page 293, Volume 97, Page 302, Volume 114, Page 1, Volume 130, Page 151, Volume 192, Page 131, Volume 288, Page 234, Deed Records of Llano County, Texas, and Volume 299, Page 487, Volume 315, Page 788, Volume 878, Page 6, Volume 1092, Page 808, Volume 1128, Page 961, Volume 1196, Page 393, Volume 1246, Page 258, Volume 1276, Page 395, Volume 1304, Page 958, Volume 1352, Page 496, Volume 1377, Page 228, Volume 1571, Page 283, Volume 1583, Page 4333, Instrument No. 19-03247, Instrument No. 20-05914, and Instrument No. 20-07925, Official Public Records of Llano County, Texas.

5. The name and mailing address of the Association:

Blue Lake Estates Property Owners Association, Inc. ✓
2900 Blue Lake Dr.
Horseshoe Bay, Texas 78657

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Sharon Baty, Administrative Assistant
Blue Lake Estates Property Owners Association, Inc.
2900 Blue Lake Dr.
Horseshoe Bay, Texas 78657
(830) 598-5460
bluelakepropertyowners@gmail.com

7. The website addresses of the internet website on which the Association's dedicatory instruments are available, in accordance with Tex. Prop. Code §207.006:

www.bluelaketx.org

8. The amount and description of fees charged by the Association relating to a property transfer in the Subdivision:

The Association may charge a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws and the Rules of the Association; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate under Tex. Prop. Code §207.003(f).

The Association currently charges a reasonable fee of: \$200.00 for an allowable transfer fee under Tex. Prop. Code §5.202(b)(7)(B).

(SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

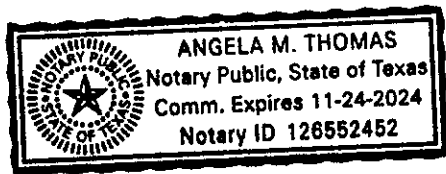
Blue Lake Estates Property Owners Association, Inc.
a Texas non-profit corporation

By: Bill Baty
BILL BATY, President

THE STATE OF TEXAS §
 §
COUNTY OF LLANO §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 1st day of October, 2021, by Bill Baty, President of Blue Lake Estates Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Angela M. Thomas
Notary Public - State of Texas

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 1:10 O'CLOCK P M. ON
THE 1 DAY OF **OCTOBER** A.D. 2021. ✓ pr
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 Public Records of Llano County, Texas.
INSTRUMENT NO:



Marci Hadeler 21 09400
COUNTY CLERK, LLANO CO., TEXAS

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