

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00006235

As

Recorded On: 05/05/2025 11:37 AM Recordings - Land

Parties: BLUE WATER KEY PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

File Information:

Document Number: 2025-00006235

Receipt Number: 2025-07539

Recorded Date/Time: 05/05/2025 11:37 AM

Recorded By: Janice Hankins

*****DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

BLUE WATER KEY PROPERTY OWNERS
PO BOX 1535

CHANDLER, TX 75758



BLUE WATER KEY PROPERTY OWNERS ASSOCIATION

MANAGEMENT CERTIFICATE

As required by section 209.004, Texas Property Code

STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENTS:
	§	
COUNTY OF HENDERSON	§	

1. The name of the Subdivision: Blue Water Key
2. The name of the association is: Blue Water Key Property Owners Association
3. The Recording data for the subdivision is:
 - a) Blue Water Key Subdivision as shown on the plat recorded in Volume 8, Page 34, and Cabinet C, Slide 181 of the Henderson County Real Property Records of Henderson County Texas.
4. The Recording data for declarations are:
 - a) Second Amendment to Bylaws Blue Water Key Property Owners Association filed November 6, 2023.
 - b) Amended Restrictions, Covenants and Conditions Applicable to the Blue Water Key Subdivision filed May 1, 2025.
 - c) Blue Water Key Property Owners Association Fining Policy filed May 5, 2025.
 - d) Blue Water Key Property Owners Association Trailer Lot Use Agreement filed May 5, 2025.
 - e) Blue Water Key Property Owners Association Architectural Review Authority Procedures filed March 1, 2022.
 - f) Blue Water Key Property Owners Association Payment Plan Policy, Blue Water Key Property Owners Association Garage/Workshop/Storage Building Architectural

Guideline Policy, Blue Water Key Property Owners Association Residential Exterior Siding Architectural Guideline Policy filed September 9, 2022.

- g) Blue Water Key Property Owners Association Amended Document Retention Policy, Blue Water Key Property Owners Association Document Inspection and Copying Policy, Blue Water Key Property Owners Association Email Registration Policy, Blue Water Key Property Owners Association Assessment Collection Policy, Blue Water Key Property Owners Association Violation Hearing Procedures Policy, Blue Water Key Property Owners Association Policy Regarding Solicitation of Bids all filed November 6, 2021.
5. The mailing address for the Blue Water Key Property Owners Association is:
P.O. Box 1535
Chandler, TX 75758
6. The name and mailing address of Associations registered representative:
Sam Hall
221423 Blue Water Rd
Chandler, TX 75758 Key Property Owners Association
7. Association's Website Address: <https://bluewaterkey.website2.me>
8. Fees charged by the association relating to property transfers and resales: \$150.00

I hereby certify that I am the President of the Blue Water Key Property Owners Association Inc., a nonprofit corporation duly organized and existing under the laws of the State of Texas, and that the foregoing Management Certificate has been approved by a quorum of the Board of Directors.

BLUE WATER KEY PROPERTY OWNERS ASSOCIATION,
a Texas non-profit corporation

By: _____

Sam Hall, President

Blue Water Key Property Owners Association

ACKNOWLEDGEMENT

STATE OF TEXAS

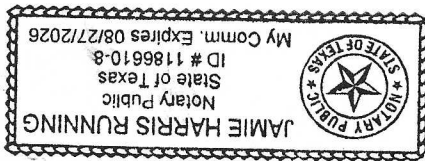
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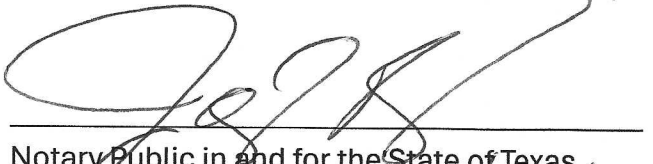
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COUNTY OF HENDERSON

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BEFORE ME, this instrument was acknowledged on the 5 day of May, 2025, by Sam Hall,
President of the Blue Water Key Property Owners Association, Inc., Texas nonprofit corporation.





Notary Public in and for the State of Texas
My Commission Expires: 8/27/26

