

**BLUE WATER KEY PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**  
As Required by Section 209.004, Texas Property Code

STATE OF TEXAS

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## KNOW ALL MEN BY THESE PRESENTS:

**COUNTY OF HENDERSON**

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1. The name of subdivision: Blue Water Key
2. The name of 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 the declarations are:
  - a) Restrictions, Covenants, and Conditions recorded on November 3, 2003, an instrument entitled Amended Restrictions, Covenants, and Conditions Applicable to Blue Water Key Subdivision was filed in the Real Property Records of Henderson County, Texas in Volume 2358, Page 241,
  - b) Restrictions, Covenants, and Conditions recorded on December 29, 2021, an instrument entitled First Amendment to the Amended Restrictions, Covenants, and Conditions Applicable to Blue Water Key Subdivision was filed in the Real Property Records of Henderson County, Texas, as Clerk's Document No. 2021- 00024828;
5. The mailing address of the Blue Water Key Property Owners Association is P.O. Box 1535, Chandler, TX 75758
6. Name and mailing address of the Associations registered representative:  
Earnest Smith  
21905 Bluewater Rd.  
Chandler, TX 75758  
972-955-5250  
bluewaterkeychandler@gmail.com
7. Association's Website address:  
Bluewaterkey.website2.me

Fees charged by the association relating to a property transfers and resales:

Transfer Fee    \$150.00

I hereby certify that I am the President of Blue Water Key Property Owners Association Inc., a non-profit 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.

Executed on the 9 day of SEPT, 2022

IN WITNESS WHEREOF, the Association has caused this Notice to be executed as of the date first above written.

**BLUE WATER KEY PROPERTY OWNERS ASSOCIATION,  
a Texas nonprofit corporation**

By:

*Earnest Smith*

Earnest Smith, President  
Blue Water Key Property Owners Association

#### ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF HENDERSON §

BEFORE ME, this instrument was acknowledged on the 9 day of SEPT, 2022 by Earnest Smith, President of the Blue Water Key Property Owners Association, Inc., a Texas non-profit corporation.



*Lynda C. Hix*

Notary Public in and for the State of Texas  
My Commission Expires: