

**MANAGEMENT CERTIFICATE FOR
THE LANDING AT BLANCO PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BLANCO

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Landing at Blanco Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** The Landing at Blanco
- 2) **Name of the Association:** The Landing at Blanco Property Owners Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat of The Landing at Blanco, according to the map or plat thereof, recorded in Book PL, Volume 2, Page 44, Document No. 2005-PL00020044, of the Map and Plat Records of Blanco County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
The Landing at Blanco POA
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.thelandingatblanco.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
admin@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
- 8) **Fee(s) related to Property Transfer:**
 - Management Transfer Fee - \$275.00

This Management Certificate is effective as of the 4th March day of January 2025.

THE LANDING AT BLANCO
PROPERTY OWNERS' ASSOCIATION, INC.
A Texas nonprofit corporation

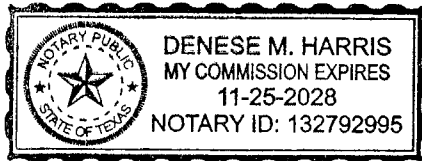
By: *Steven Poer*
Name: Steven Poer
Title: Community Manager and Agent for POA

THE STATE OF TEXAS
COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for The Landing at Blanco Property Owners' Association, Inc. on this the 4th March day of January 2025, to certify which witness my hand and seal of office.



Denese M. Harris March
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

BLANCO INSTRUMENT NUMBER	RECORDIN G DATE	DOCUMENT
Document No. 2005-PL00020044	1/11/2005	Plat Map
Document No. 2005-50093	1/11/2005	Declaration of Covenants, Conditions, and Restrictions The Landing at Blanco
Document No. 2005-50094	1/11/2005	Road Easement
Document No. 2005-54223	11/16/2005	Special Warranty Deed
Document No. 2006-62153	5/31/2006	Architectural Control Transfer
Document No. 2015-151724	7/1/2015	Certified Resolutions of the Board of Directors of The Landing at Blanco Property Owners Association Adopting Payment Plan Guidelines and Application of Payments Schedule
Document No. 2015-151725	7/1/2015	Certified Resolutions of the Board of Directors of The Landing at Blanco Property Owners Association Adopting Records Production and Copying Policy
Document No. 2015-151726	7/1/2015	Certified Resolutions of the Board of Directors of The Landing at Blanco Property Owners Association Adopting Documents Retention Policy
Document No. 2015-151930	7/22/2015	Bylaws of The Landing at Blanco Property Owners Association
Document No. 2015-151931	7/22/2015	Amendment to the Bylaws of The Landing at Blanco Property Owners Association
Document No. 2015-152220	8/21/2015	Amended and Restated Declaration of Covenants, Conditions, and Restrictions The Landing at Blanco
Document No. 2017-171615	6/5/2017	The Landing Runway Rules
Document No. 2018-181685	6/11/2018	The Landing Hangar Lease
Document No. 2020-200506	2/13/2020	The Landing Hangar Pad Lease
Document No. 2020-202199	6/29/2020	Amendment to the Bylaws of The Landing at Blanco Property Owners Association
Document No. 2021-216921	11/29/2021	First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions The Landing at Blanco
Document No. 2021-216920	11/29/2021	The Landing at Blanco Third Amendment to the Bylaws
Document No. 2021-217454	12/27/2021	The Landing at Blanco Property Owners Association Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session

Document No. 2022-221065	3/1/2022	First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions The Landing at Blanco
Document No. 2022-223085	6/9/2022	The Landing at Blanco Fourth Amendment to the Bylaws
Document No. 2023-233473	10/31/2023	Fifth Amendment to the Bylaws of The Landing at Blanco Property Owners Association
Document No. 2025-250150	01/14/2025	Resolution Adopting ACC Appeal Policy for The Landing at Blanco Property Owners Association, Inc.
Document No. 2025-250562	02/26/2025	Certified Resolution of the Board of Directors of the Landing at Blanco Property Owners Association regarding Common Area Policies

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 250648

eRecording - Real Property

CERTIFICAT

Recorded On: March 04, 2025 02:36 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$32.00

***** 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.

File Information:

Document Number: 250648
Receipt Number: 20250304000015
Recorded Date/Time: March 04, 2025 02:36 PM
User: Sheila M
Station: cclerk02

Record and Return To:

CSC



**STATE OF TEXAS
Blanco County**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla
Blanco County Clerk
Blanco County, TX