

**BLUE HERON BAY PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Secretary of Blue Heron Bay Property Owners' Association, 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 name of the subdivision is Blue Heron Bay.
2. Name of Association: The name of the Association is Blue Heron Bay Property Owners' Association.
3. Recording Data for the Subdivision:
 - a. Blue Heron Bay, Section One in Montgomery County, Texas, according to the map and plat records under Document No. 9746828;
 - b. Blue Heron Bay, Section Two in Montgomery County, Texas, according to the map and plat records under Document No. 99041308.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Blue Heron Bay, Section One; Montgomery County, Texas recorded under Clerk's File No. 9747500;
 - b. Declaration of Covenants, Conditions and Restrictions for Blue Heron Bay, Section Two; Montgomery County, Texas recorded under Clerk's File No. 99044866.
5. Association Information: The contact information and website for the association is as follows:

Blue Heron Bay Property Owners' Association
PO Box 833
Montgomery, Texas 77356

Website: www.blueheronbaypoa.com
Telephone: 832.370.6342

6. Designated Representative Information:

Dierdra Williams
PO Box 833
Montgomery, Texas 77356

Email: secretary@blueheronbaypoa.com
Telephone: 832.370.6342

7. Fees Related to Property Transfer:

Resale Certificate:	\$375.00
Transfer Fee:	Equal to One Annual Maintenance Charge
Refinance Fee:	Equal to 50% of the Annual Maintenance Charge

8. Optional Information: None.

Executed this the 8th day of September, 2025.

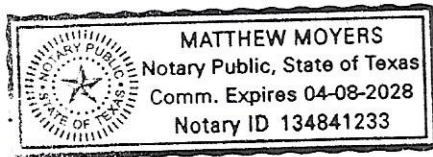
**BLUE HERON BAY PROPERTY OWNERS'
ASSOCIATION**

By: Dierdra A. Williams
Name: Dierdra A. Williams
Position: Secretary BHBHOA

[Notary Block Follows]

THE STATE OF TEXAS §
 §
COUNTY OF ~~HARRIS~~ *Montgomery* §

This instrument was acknowledged before me on this the 8th day of September, 2025, by Diedra Williams, representative for Blue Heron Bay Property Owners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FILED FOR RECORD

09/10/2025 12:39PM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

09/10/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was file and recorded.

ORIGINAL RETURNED AT TIME OF RECORDATION