



BLUE HERON ESTATES COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Blue Heron Estates Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Blue Heron Estates.
2. Name of Association: The name of the Association is Blue Heron Estates Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Blue Heron Estates, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20220171 in the Map or Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Blue Heron Estates, Fort Bend County Clerk's File No. 2022133944.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Blue Heron Estates Community Association, Inc. c/o Community Solutions Unlimited, LLC, P.O. Box 5191, Katy, Texas 77491.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rachel Schmutz, Manager, Community Solutions Unlimited, LLC; Address: P.O. Box 5191, Katy, Texas 77491; Phone Number: 713-429-5440; Email: rschmutz@csutx.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: www.CSUTx.com

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Description
Resale Certificate	\$250.00
Transfer Fee	\$250.00
Refinance Fee	\$75.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2023 is \$600.00. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 5th day of January, 2023.

BLUE HERON ESTATES COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation

By: Community Solutions Unlimited, LLC,
Managing Agent

By: R. W.
Printed: Rechel Schmitz
Its: Principal

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 5 day of January 2023 personally appeared Rachel Schmitz the Agent of Community Solutions Unlimited, LLC, Managing Agent for Blue Heron Estates Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Kimberly Thorne
Notary Public in and for the State of Texas

