

VG-79-2024-243166

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 243166

Real Property Recordings

Recorded On: October 08, 2024 03:39 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00

***** 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: 243166
Receipt Number: 20241008000013
Recorded Date/Time: October 08, 2024 03:39 PM
User: Sheila M
Station: cclerk01

Record and Return To:

PMI BLUEBONNET REALTY



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

11

**MANAGEMENT CERTIFICATE FOR
LEGACY HILLS IN BLANCO COUNTY PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BLANCO

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Legacy Hills in Blanco County 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:** Legacy Hills in Blanco County Subdivision
- 2) **Name of the Association:** Legacy Hills in Blanco County Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat Cabinet 3, Pages 315-320 of the Map and Plat Records of the County Clerk of Blanco County, Texas and Volume 3, Pages 342-347 of the Plat Records of the County Clerk of Blanco County, Texas
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
Legacy Hills in Blanco County Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.legacyhillspoa.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**

5th 8 Oct 8

This Management Certificate is effective as of the 23rd day of May, 2024.

LEGACY HILLS IN BLANCO COUNTY
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

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

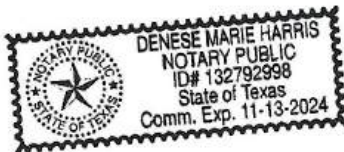
THE STATE OF TEXAS

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 Legacy Hills in Blanco County Property Owners Association, Inc., on the 23rd day of May 2024, to certify which witness my hand and seal of office.



Denese M. Harris
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

BLANCO INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 2021-212002	04/13/2021	Final Plat for Legacy Hills
Document No. 2021-212003	04/13/2021	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Legacy Hills in Blanco County Subdivision
Document No. 2021-213397	06/10/2021	Resolution of the Board of Directors of Legacy Hills in Blanco County Property Owners' Association, Inc. Regarding Records Production and Copying Policy
Document No. 2021-213398	06/10/2021	Resolution of the Board of Directors of Legacy Hills in Blanco County Property Owners' Association, Inc. Regarding Records Retention Policy
Document No. 2021-213399	06/10/2021	Resolution of the Board of Directors of Legacy Hills in Blanco County Property Owners' Association, Inc. Regarding Payment Plan Policy
Document No. 2021-213400	06/10/2021	Bylaws of Legacy Hills in Blanco County Property Owners' Association, Inc., A Nonprofit Corporation
Document No. 2021-214956	08/24/2021	Amendment of Plat, Final Plat for Legacy Hills Phase 2
Document No. 2021-214957	08/24/2021	Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Legacy Hills in Blanco County Subdivision to Annex Property – Phase 2
Document No. 2022-222901	05/31/2022	Contract Procurement Policy
Document No. 2022-223170	06/14/2022	Notice to Purchasers of Real Property
Document No. 2023-230968	03/28/2023	Warranty Deed
Document No. 2024-241661	05/22/2024	Enforcement and Fines Policy