

RECEIVED MAY 14 2024



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STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR COSTA BELLA WATERFRONT COMMUNITY, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: COSTA BELLA WATERFRONT COMMUNITY, INC.
2. Name of project or subdivision: Costa Bella Waterfront
3. The Subdivision Plat for Costa Bella Waterfront is recorded under instrument # 2013201405 of the Plat Records of Travis County, Texas
4. Recording data for the declaration and any/all amendments: SEE EXHIBIT A.
5. Contact information for association's managing agent:

RETURN

Name: Community Association Management
Mailing address: PO Box 92649, Austin, TX 79709
Phone number: 512-288-2376
Email address: jackb@camanagers.com

6. Association website: www.costabellawaterfront.org
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with property transfer in a transfer fee (\$250) and a statement fee (\$50).

Please plan **ahead when ordering a resale certificate or update**, by law the association has **10** business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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. The registered agent for the association is on file with the Texas Secretary of State.

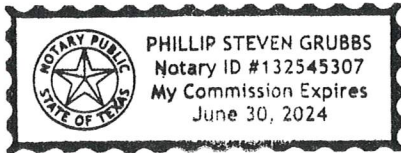
This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

**COSTA BELLA WATERFRONT COMMUNITY,
INC.**

By *Jack Baker*
Jack Baker, Association Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 8th day of April, 2024
by JACK BAKER in the above stated capacity.



Phillip Steven Grubbs
Notary Public Signature

Phillip Steven GRUBBS
Printed Name of Notary Public

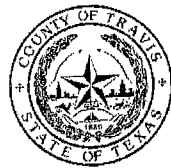
Exhibit A

COSTA BELLA WATERFRONT

Recording Data for the Declaration:

The Declaration of Covenants, Conditions, and Restrictions for The Costa Bella Waterfront Community, Inc. Homeowners Association, Inc. are recorded in the Real Property Records of Travis County, Texas as follows:

1. Corrected Fourth Amendment Declaration, recorded under Travis County Clerks File no. 2007205196
2. Restated Declaration, recorded under Travis County Clerks file no. 2009055716
3. Third Amendment to Declaration, recorded under Travis County Clerks file no. 2007077898
4. Declaration of Covenants, recorded under Travis County Clerks file no. 5910658
5. Amendment to Declaration recorded under Travis County Clerks file no. 2000068454
6. Declaration of Covenants, recorded under Travis County Clerks file no. 2000011868
7. Notice of Dedicatory Instrument, recorded under Travis County Clerks file no. 2009055717



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2024043034

Apr 22, 2024 03:47 PM

Fee: \$33.00

DAVISD