



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 12, 2021 04:19 PM Fee: \$38.00

**2021250947**

\*Electronically Recorded\*

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of TC Bella Vista Homeowners, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2013210922, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

1. The name of the subdivision: Bella Vista
2. The name of the association: TC Bella Vista Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property in Travis County, Texas, made subject to that certain Master Declaration of Covenants, Conditions and Restrictions for Bella Vista, recorded under Document No. 2001082453, Official Public Records of Travis County, Texas (the "Master Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: TC Bella Vista Homeowners Association, Inc., c/o RealManage, 9601 Amberglen Boulevard, Ste. 150, Austin, TX 78729.
6. The name, mailing address, telephone number, and email address of the person managing the association:  

Name:	RealManage
Attn:	Beatriz Loera
Mailing Address:	9601 Amberglen Boulevard, Ste. 150, Austin, TX 78729
Telephone Number:	866.473.2573
Email Address:	BELLVIST@CiraMail.com; realservice@ciramail.com
7. Website to access the association's dedicatory instruments: [www.realmanage.com](http://www.realmanage.com)
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$325.00

TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

Resale Certificate Fee - \$285.00

Statement of Account Fee - \$250.00

Conveyance Processing Fee - \$375.00

Refinance Fee - \$250.00

Resale Certificate Fulfillment Fee - \$310.00

Resale Certificate Fulfillment Fee [Condominium w/ Questionnaire] - \$485.00

Closing Document Rush Fee - \$200.00

Conveyance Fee Surcharge for Delinquent Accounts - \$150.00

Request Fee Update - \$90.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

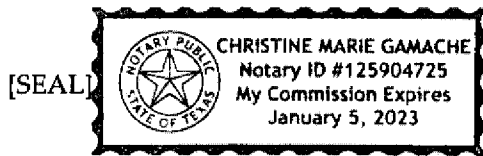
TC BELLA VISTA HOMEOWNERS ASSOCIATION,  
INC.,

a Texas non-profit corporation

By: Beatriz Loera  
Name: Beatriz Loera  
Title: Community Association Manager

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14<sup>th</sup> day of November, 2021 by Beatriz Loera Manager of TC Bella Vista Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Christine Gamache  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**ALEX S. VALDES, ESQ.**  
**WINSTEAD PC**  
**401 CONGRESS AVENUE, SUITE 2100**  
**AUSTIN, TEXAS 78701**  
**AVALDES@WINSTEAD.COM**

EXHIBIT "A"

## RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

<b>Document</b>	<b>Recording Information</b>
Master Declaration of Covenants, Conditions and Restrictions for Bella Vista	Document No. 2001082453
Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2	Document No. 2001082543
First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2	Document No. 2001119879
Correction Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1	Document No. 2001119880
Second Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2	Document No. 2001128133
First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1	Document No. 2001137714
First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Bella Vista	Document No. 2002060822
Second Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1	Document No. 2002109892
Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 4	Document No. 2002155574
Community Manual for TC Bella Vista Homeowners Association	Document No. 2012023503
Bella Vista Supplement to Community Manual	Document No. 2014137194