

\*VG-342-2024-81433\*

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 81433

Real Property Recordings

MISCELLANEOUS

Recorded On: July 30, 2024 03:08 PM

Number of Pages: 2

---

" Examined and Charged as Follows: "

Total Recording: \$29.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

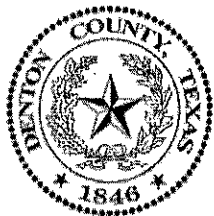
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 81433  
Receipt Number: 20240730000497  
Recorded Date/Time: July 30, 2024 03:08 PM  
User: Jennifer K  
Station: Station 18

**Record and Return To:**

AAMC  
2651 SAGEBRUSH DR # 116  
  
FLOWER MOUND TX 75028



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

## BELLA STRADA MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: Bella Strada
2. Name of the Association: Fm Bella Strada Homeowners Association, Inc.
- 3- Recording data for the Subdivision: Fm Bella Strada Homeowners Association, Inc., according to the Olat recorded in the document 201 1-137, Fm Bella Strada Homeowners Association, Inc., Lots 7R and 9RI according to the replat recorded in the document 2013-235, Fm Belia Strada Homeowners Association, Inc., Phase 2, according to the plat recorded in the document 2013-236, Official Public Records of Denton County, Texas.
4. Recording data for the Declaration and Declaration amendments: Document 2011-64969, Official Public Records of Denton County, Texas.
5. Name and mailing address of the Association: Fm Bella Strada Homeowners Association, Inc. c/o Accelerated Management 2651 Sagebrush Dr #116 Flower Mound, TX 75028
6. Name, mailing address, phone number & email for designated representative:  
Accelerated Management  
2651 Sagebrush Dr #116  
Flower Mound, TX 75028  
info@acceleratedmgmt.com
7. Website address where all dedicatory instruments can be found:

[www.acceleratedmgmt.com](http://www.acceleratedmgmt.com) or [www.smartwebs.com](http://www.smartwebs.com), use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Working Capital Contribution \$142.50

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 3 business day requirement:

1 business day: \$350 / 2 business days: \$250 1 business days: \$150 Compliance Inspection Fee (optional):

\$250 Transfer: \$300

This management certificate is filed of record in Denton County Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

**BELLA STRADA HOMEOWNERS' ASSOCIATION, LLC**

IN WITNESS WHEREOF, this management Certificate is herby executed by its duly authorized agent on this

22 day of July, 2024.

By: \_\_\_\_\_

Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 22nd day of July, 2024.

After Recording Please

Return To:

AAMC

2651 Sagebrush DR #116

Flower Mound, TX 75028

[info@acceleratedmgmt.com](mailto:info@acceleratedmgmt.com)

Notary Public

State of Texas

Tex Koke Yangwemar  
Printed Name

My Commission Expires: 07/02/2024

