

**AMENDED MANAGEMENT CERTIFICATE
OF
BELLA VISTA OWNERS ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Bella Vista Owners Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: Bella Vista
2. The name of the Association: Bella Vista Owners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20060013844, Official Public Records of Bexar County, Texas.

First Supplement to Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20110027572, Official Public Records of Bexar County, Texas.

Second Supplement to Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20120250503, Official Public Records of Bexar County, Texas.

Third Supplement to Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20140169270, Official Public Records of Bexar County, Texas.

Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20140177771, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Bella Vista recorded under Document No. 20060013844, Official Public Records of Bexar County, Texas.

Certificate of Formation for Bella Vista recorded under Document No. 20060013845, Official Public Records of Bexar County, Texas.

Bylaws for Bella Vista recorded under Document No. 20060013846, Official Public Records of Bexar County, Texas.

Notice of Filing of Dedicatory Instruments for Bella Vista recorded under Document No. 20130239877, Official Public Records of Bexar County, Texas.

Notice of Filing of Dedicatory Instruments for Bella Vista recorded under Document No. 20110216867, Official Public Records of Bexar County, Texas.

Appointment of Architectural Control Committee Members and Partial Assignment of Declarant Rights for Bella Vista recorded under Document No. 20140116794, Official Public Records of Bexar County, Texas.

Notice of Policies for Amenities for Bella Vista recorded under Document No. 20210132300, Official Public Records of Bexar County, Texas.

Notice of Compliance Policy for Bella Vista recorded under Document No. 20190062742, Official Public Records of Bexar County, Texas.

Collection Policy and Payment Plan Guidelines for Bella Vista recorded under Document No. 20110216868, Official Public Records of Bexar County, Texas.

Document Retention, Access, Production and Copying Policy for Bella Vista recorded under Document No. 20110216867, Official Public Records of Bexar County, Texas.

Resolution Regarding Late Fees for Bella Vista recorded under Document No. 20170123481, Official Public Records of Bexar County, Texas.

Resolution Regarding Late Fees for Bella Vista recorded under Document No. 20150163480, Official Public Records of Bexar County, Texas.

Resolution Assessment Collection Policy for Bella Vista recorded under Document No. 20230183970, Official Public Records of Bexar Count, Texas.

5. The name and mailing address of the Association: Bella Vista Owners Association, c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX 78258

6. The name, mailing address, telephone number and email address of the Association's Designated Representative:

Lifetime HOA Management, LLC, 18585 Sigma Rd., Ste. 104, San Antonio, TX 78258, Phone: (210) 504-8484; Email: Contact@LifetimeHOAManagement.com.

7. Website where Dedicatory Instruments of the Association are located:

Website: <https://lifetimehoamanagement.com>

Homeowner must register onto the Homeowner Portal to Access.

8. Fees charged by the Association for a property transfer within the Subdivision:

Per lot is due to Lifetime HOA Management at the closing of the sale of each lot
Owner to Owner Sale:

- Administrative Transfer Fee: \$200
- Resale Certificate Package:
 - 5 business day turn around: \$375
 - 3 business day turn around: \$375 plus Rush Fee of \$110
 - 1 business day turn around: \$375 plus Rush Fee of \$135
- Statement of Account Only:
 - 5 business day turn around: \$200
 - 3 business day turn around: \$325
 - 1 business day turn around: \$335
 - **Update for Statement of Account is Free up to 14 days.**
- Capital Improvement Fee
 - \$300

Prospective purchasers are advised to independently examine the Declaration, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[Signature Page to follow]

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

Bella Vista Owners Association,
a Texas non-profit corporation

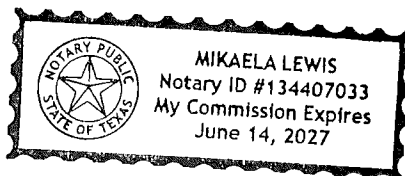
By: 
Name: Alex De La Torre
Title: Managing Agent

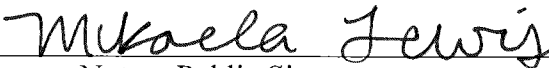
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 25th day of October 2023, by Alex De La Torre, the Managing Agent of Bella Vista Owners Association., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230198192
Recorded Date: October 27, 2023
Recorded Time: 9:12 AM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/27/2023 9:12 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk