

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of October 31, 2025 by Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium filed of record on or about 11/1/2002 (the "Declaration") and recorded at Instrument No. 200202056132 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium.

WHEREAS, the Association was duly formed on October 30, 2002, as Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Condominium Association. The name of the Condominium Association which is subject to the Declaration is Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium.
2. Name of the Association. The name of the Association is the Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium and is located at Dallas County, Texas. The mailing address for the Association is c/o Proper HOA Management, LLC, 1202 Richardson Drive, Suite 200, Richardson, TX 75080.
3. Recording Data for the Condominium Association. The Declaration, Bylaws and Plats to the Condominium Association and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about 11/1/2002 (the "Declaration") recorded at Instrument No. 200202056132 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

5. The Name and Mailing Address of Association.

Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium
c/o Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

7. Manager of the Association. The telephone number for the manager of the Association is 214-378-1112 and the email address for the manager of the Association is Resale@properhoamanage.com.

8. Website for the Association. The website for the Association is <https://www.homewisedocs.com/>.

9. Resale Certificates: Resale Certificates may be requested by contacting Proper HOA Management, LLC at Resale@properhoamanage.com.

a. The cost of a Resale Certificate is \$375.00.

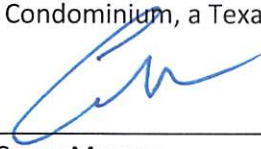
b. Property Transfer Fees Associated with the Transfer of Property within the Community: \$400.00.

10. Notes: Requires final utility bill.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium, a Texas non-profit corporation

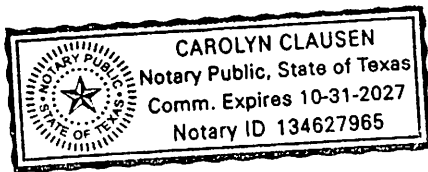
By: 

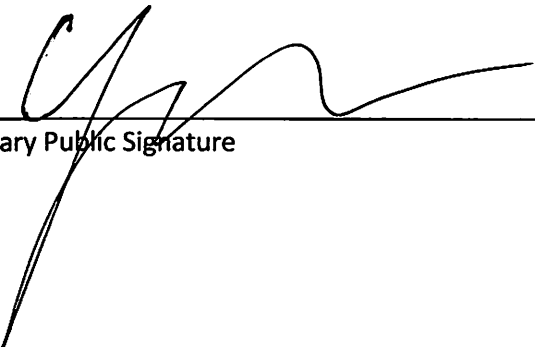
Casey Meyers,
Authorized Representative for
Bella Gardens Homeowners Association a/k/a
Bella Gardens Condominium

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 31st day of October, 2025 by Casey Meyers, Authorized Representative for Bella Gardens Homeowners Association a/k/a Bella Gardens Condominium, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas





Notary Public Signature