

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 195009

ERecordings-RP

MISCELLANEOUS

Recorded On: October 22, 2021 02:05 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* **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: 195009  
Receipt Number: 20211022000530  
Recorded Date/Time: October 22, 2021 02:05 PM  
User: Terri B  
Station: Station 20

**Record and Return To:**

Simplifile



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 LAGO (FLOWER MOUND)  
HOMEOWNERS' ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Bella Lago (Flower Mound) Homeowners' Association, Inc.

1.     The name of the subdivision is: Bella Lago.
2.     The name of the Association is: Bella Lago (Flower Mound) Homeowners' Association, Inc. (the "Association").
3.     The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4.     The recording data for the Declaration is as follows:
  - (i)     Declaration of Covenants, Conditions and Restrictions for Bella Lago Subdivision, filed for record on November 18, 2005, as Instrument Number 2005-144559, of the Real Property Records of Denton County, Texas.
  - (ii)    Use Restrictions for Bella Lago Subdivision, filed for record on November 18, 2005, as Instrument Number 2005-144560, of the Real Property Records of Denton County, Texas.
  - (iii)   First Amendment to Declaration of Covenants, Conditions and Restrictions for Bella Lago Subdivision Town of Flower Mound, Denton County, Texas, filed for record on May 8, 2007, as Instrument Number 2007-53712, of the Official Public Records of Denton County, Texas.
  - (iv)    Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bella Lago Subdivision Town of Flower Mound, Denton County, Texas, filed for record on January 24, 2008, as Instrument Number 2008-7739, of the Official Public Records of Denton County, Texas.
5.     The name and mailing address of the Association: Bella Lago (Flower Mound) Homeowners' Association, Inc., c/o Accelerated Association Management Company, LLC., 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: [j.morris@acceleratedmgmt.com](mailto:j.morris@acceleratedmgmt.com).

6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: [j.morris@acceleratedmngmt.com](mailto:j.morris@acceleratedmngmt.com)
7. The website address of the Association: <https://www.bellalagohoa.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
- Resale Fee \$375.00
  - Transfer Fee \$300.00
  - Capital Fee at closing \$1,000.00
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 21 day of October, 2021.

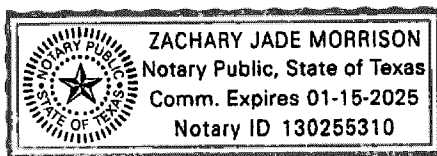
**BELLA LAGO (FLOWER MOUND)  
HOMEOWNERS' ASSOCIATION, INC.**

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

Jamie Morris, Managing Agent

STATE OF TEXAS §  
§  
COUNTY OF Denton §

This instrument was acknowledged before me on this 21 day of October, 2021, by Jamie Morris, the Managing Agent of Bella Lago (Flower Mound) Homeowners' Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.



Zachary Jade Morrison

Notary Public in and for the State of Texas

Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Bella Lago Subdivision, filed for record on November 18, 2005, as Instrument Number 2005-144559, of the Real Property Records of Denton County, Texas.
2. Use Restrictions for Bella Lago Subdivision, filed for record on November 18, 2005, as Instrument Number 2005-144560, of the Real Property Records of Denton County, Texas.
3. Record Plat, filed for record on January 13, 2006, as Instrument Number 2006-5411, of the Official Public Records of Denton County, Texas.
4. Private Irrigation Easement, filed for record on April 26, 2006, as Instrument Number 2006-48937, of the Official Public Records of Denton County, Texas.
5. Common Area Deed, filed for record on June 13, 2006, as Instrument Number 2006-470705, of the Official Public Records of Denton County, Texas.
6. Ratification of Plat and Dedication, filed for record on September 26, 2007, as Instrument Number 2007-114529, of the Official Public Records of Denton County, Texas.
7. Dedicatory Instruments Certificate, filed for record on April 6, 2009, as Instrument Number 2009-40777, of the Official Public Records of Denton County, Texas (which contains: (i) Certificate of Formation for Bella Lago (Flower Mound) Homeowners' Association, Inc., and (ii) Unanimous Written Consent of Directors in lieu of Organization Meeting of Bella Lago (Flower Mound) Homeowners' Association, Inc., A Texas Non-Profit Corporation).
8. First Supplement to Dedicatory Instruments Certificate, filed for record on October 1, 2012, as Instrument Number 2012-110835, of the Official Public Records of Denton County, Texas (which contains (i) Document Retention Policy, (ii) Document Inspection and Copying Policy, (iii) Payment Plan Policy, (iv) Guidelines for Display of Flags, (v) Guidelines for Solar Energy Devices, (vi) Guidelines for Roofing Materials, (vii) Guidelines for Rainwater Recovery Systems, and (viii) Guidelines for Display of Certain Religious Items).