

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 29, 2024 02:36 PM Fee: \$33.00

2024058550

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
BELLA MONTAGNA ESTATES HOA

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Bella Montagna Estates HOA
2. Name of project or subdivision: Bella Montagna Estates
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: First Service Residential Austin, LLC
Mailing address: 5316 W Hwy 290 Service Road, Suite 100, Austin, Texas 78735
Phone number: 512-266-6771
Email address: Austin@fsresidential.com

6. Association website: <https://BellaMontagnaEstates.connectresident.com>

7. Amount and description of all fees or charges by the association relating to a property transfer:
Resale certificate fees and resale certificate update fees:

	Resale Disclosure Packages	Refinance Certificate Fee	Statement of Account (Developer/Builder to Homeowner)
6-10 days	\$375	\$125	\$35
3-5 days	\$450	\$200	\$50
1-2 days	\$500	\$250	\$75

Other fees associated with the transfer of a lot include a Transfer Fee (not to exceed \$350) and a Resale Disclosure Update within 60 days of the original request (\$75). Optional fees include a HOA Questionnaire (\$250) and Loan Estimate Questionnaire (\$100).

Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

Exhibit "A"

Governing Documents for Bella Montagna Estates HOA all recorded in the Official Public
Records of Travis County, Texas

1. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (corrected) for Bella Montagna Estates Subdivision (Formerly Round Mountain 2 Subdivision) recorded as Document No. 2004157030
2. Articles of Incorporation recorded as Document No. 2006080033
3. Bylaws recorded as Document No. 2006080033
4. Adoption of Rules and Regulations recorded as Document Nos. 2019078676 and 2016071252
5. Resolution Adopting Policy recorded as Document Nos. 2019060928 and 2016011514
6. Amendment of Rules and Regulations recorded as Document No. 2019097742
7. Plats recorded as Document Nos. 200100103, 20100062, and 201200101

/Volumes/File Server/CLIENTS/Bella Montagna Estates/MgmtCert Bella Montagna Estates 2024.docx

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Bella Montagna Estates HOA

By

Printed name

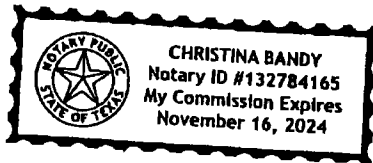
Title: Managing agent

Date

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on March 22nd 2024 by Kriste Rorlapp in the above stated capacity.



Notary signature

Notary Public for the State of

Printed name of notary

My commission expires

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701