



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 10, 2021 08:36 AM Fee: \$30.00

2021202259

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE FOR  
Bella Montagna Estates HOA, a Texas non-profit corporation.  
TRAVIS COUNTY**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

1. **Name of Subdivision:** Bella Montagna Estates
2. **Name of Association:** Bella Montagna Estates HOA, a Texas non-profit corporation.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Bella Montagna Estates HOA, a Texas non-profit corporation., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office; Email: [Austin@fsresidential.com](mailto:Austin@fsresidential.com) Community Website: <https://BellaMontagnaEstates.connectresident.com>
7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** and a \$1000.00 working capital fee and a resale disclosure package fee in the amount of **\$375.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Bella Montagna Estates HOA, a Texas non-profit corporation., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

Bella Montagna Estates HOA, a Texas non-profit corporation.

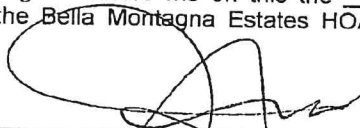
By: 

Print Name: Gerry Poe

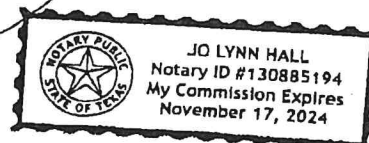
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

2021 This instrument was acknowledged and signed before me on this the 1 day of September by Gerry Poe, the Managing Agent of the Bella Montagna Estates HOA, a Texas non-profit corporation, on behalf of the Association.

  
Notary Public - State of Texas

**After Recording Return To:**  
FirstService Residential Austin, LLC  
5316 W US HWY 290 Service Road, Ste 100  
Austin, TX 78735



## EXHIBIT "A"

**Bella Montagna Estates HOA, a Texas non-profit corporation**, a subdivision located in Travis County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Bella Montagna Estates HOA, a Texas non-profit corporation.. which sections were originally encumbered by dedicatory instruments filed of record in Travis County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
09/09/2019	Certificate	800350928
07/02/2019	Complete CCRS for Bella Montagna Estates	2019097742
08/28/2019	BME – Recorded Management Certificate	2019131443
05/02/2006	BME.GOV Articles	2006080033
05/31/2019	BME.GOV Adoption of Rules and Regulations	2019078676
07/02/2019	BME.GOV Amendment of Rules and Regulations	2019097742
04/30/2019	BME.GOV Adopting an Enforcement Policy	2019060928
05/09/2016	BME.GOV Adoption of Rules and Regulations	2016071252
01/26/2016	BME.GOV Resolutions	2016011514
08/16/2004	BME.GOV Amended CCR	2004157030
05/02/2006	BME.GOV Bylaws	2006080033
04/24/2006	BME.GOV Affidavit Bylaws	2006080033
05/22/2012	Amended Plat of Lot 86-A and Lot 58 Bella Montagna Estates	201200101
12/27/2010	Amended Plat of Lots 57 and 86 Bella Montagna Estates	201000162
04/02/2001	Bella Montagna Estates 2	200100103