

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
BELLA ROSA RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
COUNTIES OF GUADALUPE §

The undersigned, being the Managing Agent of Bella Rosa Residential Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Bella Rosa Residential Community, Inc.:

1. Name of Subdivision: Bella Rosa.
2. Name of Association: Bella Rosa Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a) Bella Rosa, plat recorded under Document No. 202199036314, plat records of Guadalupe County, Texas.
 - b) Bella Rosa Unit II, plat recorded under Document No. 202299005114, plat records of Guadalupe County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Bella Rosa recorded in the Official Public Records of Guadalupe County, Texas, under Document No. 202199040300.
 - b) Adoption of Working Capital Assessments for Bella Rosa recorded in the Official Public Records of Guadalupe County, Texas, under Document No. 202199040307.
5. Name and Mailing Address of the Association is: Bella Rosa Residential Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Bella Rosa Residential Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: mgmt-certificateTX@fsresidential.com
9. The Association's website may be found at: <https://bellarosaresidential.connectresident.com/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- c. Updated Certificate: after 30 days of issuance of the original \$75.00.
- d. Transfer Fee: \$340.00.
- e. Developer/Builder to Homeowner Closings – Statement of Account (does not include Governing Documents) not to exceed \$75.00.
- f. Refinance Fee: \$150.00.
- g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- h. Working Capital Assessment: \$500.00

Executed on this the 23 day of October 2023.

BELLA ROSA RESIDENTIAL COMMUNITY,
INC.

By: Kristie Rose-Zapp
Kristie Rose-Zapp, President of FirstService
Residential San Antonio, LLC

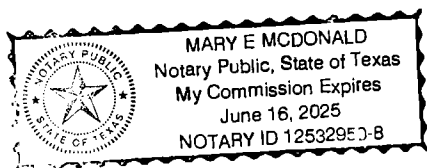
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Bella Rosa Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Mary McDonald
Notary Public in and for the State of Texas

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399027952
Recorded On: November 14, 2023 09:10 AM
Total Pages: 3
Total Fees: \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20231114000021
User: Marissa A
Station: Production 1

Return To:
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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX