

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 20, 2024 02:15 PM Fee: \$41.00

**2024128935**

\*Electronically Recorded\*

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electronic file stamp.

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

The undersigned, being the Managing Agent for TC Bella Vista Homeowners Association, Inc., a non-profit corporation (the "Association") 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bella Vista.
2. Name of Association: The name of the Association is TC Bella Vista Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Bella Vista, Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200100165 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - b. Bella Vista, Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200100195 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - c. Bella Vista, Section 3A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200400083 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - d. Bella Vista, Section 3B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200400082 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - e. Bella Vista, Section 4, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200200208 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.

- f. Bella Vista, Section 5, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200300175 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.

4. Recording Data for the Declaration\*:

a. Documents:

- (1) Master Declaration of Covenants, Conditions and Restrictions for Bella Vista.
- (2) First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Bella Vista.
- (3) Correction Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1.
- (4) First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1.
- (5) Second Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 1.
- (6) Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2.
- (7) First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2.
- (8) Second Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 2.
- (9) Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 3A.
- (10) Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 3B.
- (11) Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 4.
- (12) Development Area Declaration of Covenants, Conditions and Restrictions for Bella Vista, Section 5.

b. Recording Information:

- (1) Travis County Clerk's File No. 2001082453.
- (2) Travis County Clerk's File No. 2002060822.
- (3) Travis County Clerk's File No. 2001119880.
- (4) Travis County Clerk's File No. 2001137714.
- (5) Travis County Clerk's File No. 2002109892.
- (6) Travis County Clerk's File No. 2001082543.
- (7) Travis County Clerk's File No. 2001119879.
- (8) Travis County Clerk's File No. 2001128133.
- (9) Travis County Clerk's File No. 2004046945 and re-recorded under Clerk's File No. 2004065008.
- (10) Travis County Clerk's File No. 2004046944 and re-recorded under Clerk's File No. 2004065009.

- (11) Travis County Clerk's File No. 2002155574.  
 (12) Travis County Clerk's File No. 2003157214.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is TC Bella Vista Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- RealManage Closing Portal  
 P.O. Box 803555  
 Dallas, Texas 75380-3555.  
 866.473.2573  
 BELLVIST@CiraMail.com
7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Rush Resale Certificate Fee	\$ 200.00
Managing Agent Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Inquiry Statement of Account Fee	\$ 25.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 20 day of November, 2024.

TC BELLA VISTA HOMEOWNERS ASSOCIATION, INC.

By: RealManage, Managing Agent

By: [Signature]

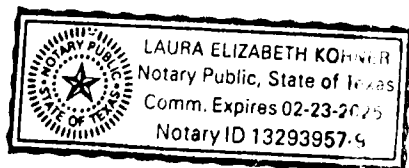
Printed: Samantha Dominguez

Its: Community Association Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 20 day of November, 2024 personally appeared Samantha Dominguez Community Assoc. Mgr. of RealManage, Managing Agent for TC Bella Vista Homeowners Association, 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.



[Signature]  
Notary Public in and for the State of Texas