

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2021-0020555 -  
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: BELLA OAKS HOA INC

Pages: 3

Recorded On: 11/16/2021 03:00 PM

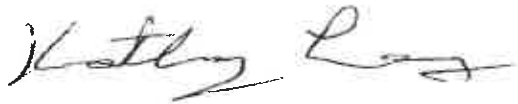
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**Recorded On:** 11/16/2021 03:00 PM  
**Document Number:** 2021-0020555  
**Receipt Number:** R2120377  
**Amount:** \$25.00  
**Recorded By:** Kathryn Frost

**Notes:**

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.

**I hereby certify that this instrument was filed and duly  
recorded in the Official Records of Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office**  
BRANIQUE MORRISON



**Bella Oaks HOA, Inc.**  
**Management Certificate**

In accordance with the Texas Property Code Section 209.001 et seq., also known as the Texas Residential Property Owners Protection Act, this Management Certificate of the Bella Oaks HOA, Inc. shall be recorded in each county in which any portion of the residential subdivision is located. The residential subdivision is located entirely within Hood County, Texas.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is Bella Oaks, an Addition to Hood County, Texas, per the Plats recorded in the Hood County Plat Records as follows:
  - a. The Final Plat of Bella Oaks, Phase 1, recorded on the 1<sup>th</sup> day of February 2021 as Slide P-781 in the Hood County, Texas Plat Records, for the tract of land situated in the Claiborne Arrington Survey, Abstract No. 10 & J.W. Smith Survey, Abstract No. 905 & W.J. Arrington Survey, Abstract No. 18 & Thomas W. Bundick Survey, Abstract No. 23, Hood County, containing 1,123,726 square feet or 25.797 Acres of land more or less, same being Lots 1-9, Block 1; and
  - b. The Final Plat of Bella Oaks, Phase 2, recorded on the 11<sup>th</sup> day of June 2021 as Slide P-805 in the Hood County, Texas Plat Records, for the tract of land situated in the Claiborne Arrington Survey, Abstract No. 10 & J.W. Smith Survey, Abstract No. 905 & W.J. Arrington Survey, Abstract No. 18, Hood County, containing 7,950,066 square feet or 182.508 Acres of land more or less, same being Lots 10-47, Block 1; Lots 1-14, Block 2; Lots 1-14, Block 3.
- (2) The name of the Association is Bella Oaks HOA, Inc., which is also known variously as "Bella Oaks" or "Bella Oaks HOA".
- (3) The name, mailing address, phone number, and email for the Association Manager is:

Branique Morrison, Association Manager  
Brazos Valley Property Management, LLC  
5310 E US Highway 377, suite 100  
Granbury, Texas 76049  
Phone: 817-573-7652  
Email: Branique@BrazosValleyPropertyMgmt.com
- (4) The adoption and recording history of the Declaration of Covenants, Conditions, and Restrictions governing the Bella Oaks Addition to the City of Tolar, Hood County, Texas, and governing the Bella Oaks HOA, is as follows:
  - a. The Declaration of Covenants, Conditions and Restrictions for Bella Oaks Subdivision a Single-Family Detached Residential Subdivision an Addition in Hood County, Texas including provisions relating to Bella Oaks Homeowners Association, Inc., recorded as Document Number 2021-0005599 on the 30<sup>th</sup> day of March 2021 in the Official Records of Hood County, Texas.

Signed this 16 day of November 2021

Bella Oaks HOA, Inc.

By: 

Jason Britt, Managing Member -  
Legends Land Development, LLC, Declarant

State of Texas  
County of Hood

This instrument was acknowledged before me on November 16, 2021 by Jason Britt, Managing Member, Legends Land Development, LLC, Declarant of Bella Oaks HOA, Inc.

  
Notary Public, State of Texas

Acknowledged this 16 day of November 2021

Brazos Valley Property Management, LLC

Manager of Bella Oaks HOA, Inc.

By: 

Branique Morrison, Manager

