

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**BELTON HIGH CREST PROPERTY OWNERS' ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bell §

1. Name of Subdivision: Belton High Crest
2. Subdivision Location: Bell
3. Name of Homeowners Association: Belton High Crest Property Owners' Association, Inc.
4. Recording Data for Association:

Phase I is recorded under File No. D131-A

Amendment to Phase I recorded under Document No. 2024034223

Phase II is recorded under File No. D394-B

Phase IIIA is recorded under File No. 2019-94A

Phase IIIB is recorded under File No. 2019-94B

5. Recording Data for Declaration and any amendments:

DCCR's High Crest Phase I recorded under Document No. 2006046232

Restrictive Covenant of High Crest Phase I recorded under Document No. 2006046760

Amendment and Modification to the Restrictive Covenant for Phase I is recorded under Document No. 2007019376

Dedication Instrument Phase I recorded under Document No. 2006037692

1<sup>st</sup> Amendment to Dedication Instrument Phase I recorded under Document No. 2024034223

Restrictive Covenant High Crest Phase II recorded under Document No. 2014021076

Dedication Instrument for Phase II recorded under Document No. 2013021553

Restrictive Covenant Phase III recorded under Document No. 2019023243

1<sup>st</sup> Amendment to Restrictive Covenant Phase III is recorded under Document No. 2020001725

Dedication Instrument Phase III recorded under Document No. 2019022440

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws are recorded under Document No. 2006046233

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management  
17319 San Pedro Ave, Suite #320  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
  - Rush for Statement of Account (For Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (For Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Membership Assessment (All Sales) = \$100.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. 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.

Signed this 17<sup>th</sup> day of June, 2025.

Belton High Crest Property Owners' Association, Inc.

By: Shelby Welch  
Shelby Welch (of JellyBird HOA Management), Managing Agent

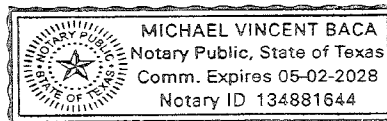
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 17<sup>th</sup> day of June, 2025 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Belton High Crest Property Owners' Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
JellyBird HOA Management  
Attn: Transitions  
17319 San Pedro, #320  
San Antonio, TX 78232





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2025030064**

**As**

**CERTIFICATE**

**Recorded On:** June 23, 2025

**Parties:** BELTON HIGH CREST PROPERTY OWNERS' ASSOCIATION INC

**To** CREST BELTON HIGH

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$18.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

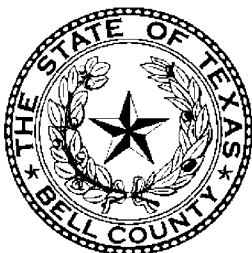
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2025030064  
Receipt Number: 470543  
Recorded Date/Time: 06/23/2025 9:09:25 AM  
User / Station: fosterk - BCCCD0735

**Record and Return To:**

Spectrum Association Management  
17319 SAN PEDRO AVE  
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk