



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 16, 2021 03:30 PM Fee: \$34.00

**2021253274**

\*Electronically Recorded\*

STATE OF TEXAS  
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
for  
BELL FARMS MASTER COMMUNITY, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Bell Farms Master Community, Inc.
2. Name of project or subdivision: Bell Farms
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: PS Property Management  
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665  
Phone number: 512-251-6122  
Email address: info@psprop.net

6. Association website: <https://owner.psprop.net>

7. Amount and description of all fees or charges by the association relating to a property transfer:  
\$375 Resale certificate  
\$75 Update to resale certificate  
\$170 New account setup fee

**Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. If the service is provided the fee will be \$125 for 1-day rush; \$75 for 3-day rush; \$50 for 5-day rush.**

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Bell Farms Master Community, Inc.

By William CanalesPrinted name WILLIAM CANALESTitle: Officer OR Managing agent (circle one)Date SEPTEMBER 7, 2021

STATE OF TEXAS

COUNTY OF TravisThis instrument was acknowledged before me on September 7<sup>th</sup>,  
20 21 by William Canales in the above stated capacity.Notary signature Annette RepkaNotary Public for the State of TexasPrinted name of notary Annette RepkaMy commission expires 2-27-2024

After recording, please return to:

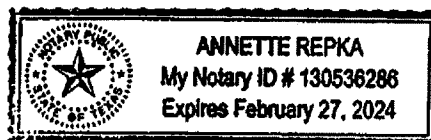
Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

Exhibit A

**BELL FARMS**

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2005083478, 2005083741**, Official Public Records **Travis County, Texas**.
2. Notice of Dedicatory Instruments recorded in **Inst. 200500049, 200500306, 2005083636, 200600216, 2006046317, 200700061, 2007021457, 201400093, 2014068929, 201600069, 2016109465, 2016190358, 2017013173, 2019054895**, Official Public Records **Travis County, Texas**.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2005176865, 2012051133, 2017000359**, Official Public Records **Travis County, Texas**.

/Volumes/File Server/CLIENTS/BellFarms/Rules legislative 2021/ManagementCertBellFarms2021 (with Ex.A).doc