

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BELLA CASA OWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Bella Casa Owners Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Bella Casa.
2. Name of Association: The name of the Association is Bella Casa Owners Association.
3. Recording Data for the Subdivision:
 - a. Final Plat of Bella Casa, Phase 1, recorded in Cabinet Q, Slide 78, and rerecorded on December 20, 2004, as Document No. 20041220001806420, in Volume 5819, Page 574 of the Plat Records of Collin County, Texas;
 - b. Final Plat of Bella Casa, Phase 2, recorded on May 11, 2006, as Document No. 20060511010001980, in Volume 2006, Page 298, of the Plat Records of Collin County, Texas; and
 - c. Amending Plat of Bella Casa, Phase 2, recorded on September 12, 2007, as Document No. 20070912010003310, in Volume 2007, Page 496, of the Plats Records of Collin County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for Bella Casa recorded on March 29, 2005, as Document No. 20050329000388740, of the Official Public Records of Collin County, Texas;
 - b. Amendment of Annexation of Phase 2 of Bella Casa recorded on December 29, 2006, as Document No. 20061229001830600, of the Official Public Records of Collin County, Texas; and
 - c. Second Amendment to Declaration recorded on January 27, 2023, as Document No. 2023000008698, of the Official Public Records of Collin County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Bella Casa Owners Association, c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.

6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

SBB Management Company, LLC
 12801 N. Central Expressway, Suite 1401
 Dallas, Texas 75243
 Phone: (972) 960-2800
 Email: v.burch@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.sbbmanagement.com.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$275.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00
Initial Contribution	\$1,500.00

*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

BELLA CASA OWNERS ASSOCIATION
 a Texas nonprofit corporation

By: **SBB MANAGEMENT COMPANY, LLC,**
 its Managing Agent

By: 
 Vanessa Burch, President

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 8 day of July, 2024, personally appeared Vanessa Burch, President of SBB Management Company LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman
 Notary Public in and for the State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000082070

eRecording - Real Property

CERTIFICATE

Recorded On: July 08, 2024 02:50 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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:

Document Number: 2024000082070
Receipt Number: 20240708000418
Recorded Date/Time: July 08, 2024 02:50 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

