

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Bella Casa Owners Association

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Bella Casa
2. **Name of the Association:** 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 and the Declaration Amendments:**
 - 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 HOA:**

Bella Casa Owners Association c/o SBB Management Company, LLC 12801 N. Central Expressway
Suite 1401 Dallas, TX 75243
6. **Name, Mailing Address, Phone Number and Email for designated representative:**

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com
7. **Website Address for Accessing Dedicatory Instruments:**

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage
8. **Fees charged by Association related to property transfer:**
 - Resale Certificate - \$375.00
 - Transfer Fee - \$340.00
 - Resale Certificate Update Fee - \$75.00
 - 1 Business Day Rush - \$360.00
 - 3 Business Day Rush - \$ 260.00

- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Collin, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Vanessa Burch

By Vanessa Burch, Managing Agent for Bella Casa Owners Association
 Duly Authorized Agent
 Signed: March 25, 2025

STATE OF TEXAS §

§

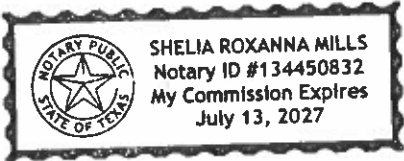
COUNTY OF COLLIN §

This Instrument was signed before me on 3-25-2025, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Shelia Roxanna Mills

Notary Public in and for the State of Texas

Notary Printed Name: SHELIA ROXANNA MILLS My Commission Expires: 7-13-2027



AFTER RECORDING RETURN TO:
 SBB Management Company, LLC
 12801 N. Central Expressway
 Suite 1401
 Dallas, TX 75243

<Notary Stamp Above>



VG-22-2025-2025000047474

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

Instrument Number: 2025000047474

Real Property

CERTIFICATE

Recorded On: April 21, 2025 03:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

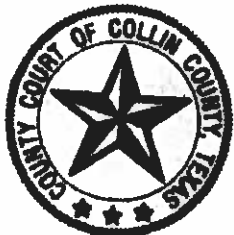
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000047474
Receipt Number: 20250421001093
Recorded Date/Time: April 21, 2025 03:51 PM
User: Natascha M
Station: Station 1

Record and Return To:

SBB MANAGEMENT COMPANY LLC
12801 N. CENTRAL EXPRESSWAY, SUITE 1401
DALLAS TX 75243



**STATE OF TEXAS
Collin County**

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