

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

BELLA VISTA NORTH CONDOMINIUMS

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 Nueces §

1. Name of Subdivision: BELLA VISTA NORTH CONDOMINIUMS
2. Subdivision Location: Nueces County
3. Name of Homeowners Association: BELLA VISTA NORTH CONDOMINIUMS OWNERS ASSOCIATION, INC.
4. Recording Data for Association:
  - 2007-05-23 171617820002 Certificate of Formation
5. Recording Data for Declaration:
  - 2007-04-16 2007023148 Declaration Access of Easement
  - 2007-04-26 2007023149 Declaration of Condominium Regime
  - 2010-06-10 2010021584 First Supplement to Declaration
  - 2010-12-29 2010047770 First Amendment to Declaration
  - 2010-12-29 2010047771 Designation of Successor Declaration
  - 2015-04-23 2015010715 Amendment to Declaration of Condominium Regime
  - 2016-06-01 2016023084 Amendment to Declaration of Condominium Regime
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
  - 2007-07-04 2007037032 Dedication of Lines and Conveyance of Easement
  - 2007-07-18 2007041989 Includes:
    - Condominium Management Certificate
    - Certificate Of Filing
    - Certificate Of Formation
    - Bylaws
    - Design And Construction Regulations
    - Plat and Plans
    - Approved Exterior Colors
  - 2020-11-09 2020051239 Special Warranty Deed

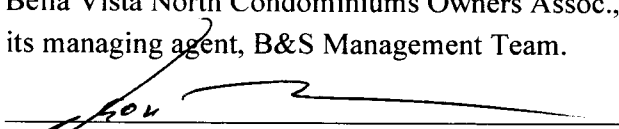
7. Mailing Address and Contact Information for the Association and the Managing Agent:  
B&S Management Team  
4737 Mt Vernon  
Corpus Christi, TX 78411  
melaniebeaber@gmail.com ; jasonbeaber@gmail.com  
361-290-9579 ; 361-548-2801
8. Website address for Association:  
[https://drive.google.com/drive/folders/1i-bXi9pgWABYn3Bcx5gA4ZCe0qb\\_Dgam?usp=sharing](https://drive.google.com/drive/folders/1i-bXi9pgWABYn3Bcx5gA4ZCe0qb_Dgam?usp=sharing)  
Please contact management to gain access to website, association members must provide email address.
9. Fee(s) related to Property Transfer:
  - Management Administrative Transfer Fee - \$175.00
  - HOA Contribution Capital and Insurance - \$275.00

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.

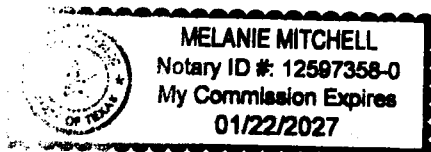
Executed on this the 18 day of September, 2023


Bella Vista North Condominiums Owners Assoc., Inc., acting by and through its managing agent, B&S Management Team.

  
Jason Beaber, Owner

STATE OF TEXAS §  
COUNTY OF NUESES §

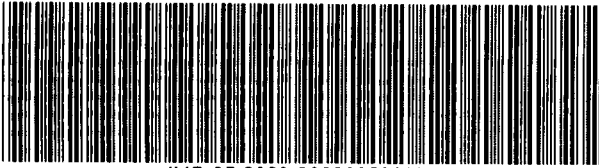
This instrument was acknowledged before me on the 18 day of September, 2023 by Jason Beaber, Owner with B&S Property Management Team, the managing agent for Bella Vista North Condominiums Owners Assoc., Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

When recorded return to:  
B&S Management Team  
4737 Mt Vernon  
Corpus Christi, TX 78411



\*VG-85-2023-2023035067\*

Nueces County  
Kara Sands  
Nueces County Clerk

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Instrument Number: 2023035067

Official Public Records

NOTICE

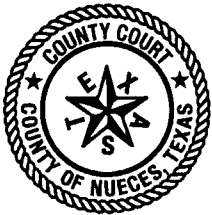
Recorded On: September 19, 2023 12:19 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$25.00



STATE OF TEXAS

Nueces 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 Records of Nueces County, Texas

Kara Sands  
Nueces County Clerk  
Nueces County, TX

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\*\*\*\*\* 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: 2023035067  
Receipt Number: 20230919000076  
Recorded Date/Time: September 19, 2023 12:19 PM  
User: Randall N  
Station: CLERK10 2

**Record and Return To:**

B&S MANAGEMENT