

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 28, 2024 11:03 AM Fee: \$33.00

2024119325

Electronically Recorded

MANAGEMENT CERTIFICATE

PARMER LANE CONDOMINIUM ASSOCIATION, INC.

The undersigned, being an Officer of Parmer Lane Condominium Association, Inc. (the "Association"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the condominium regime is Bella Terra Condominiums (the "Condominium").
2. The name of the Association is Parmer Lane Condominium Association, Inc. (the "Association").
3. The location of the condominium is 1101 East Parmer Lane, Austin, Texas 78753.
4. The recording data for the Condominium is as follows:

Bella Terra Condominiums, a condominium regime in Travis County, Texas, according to the Map or Plat thereof recorded as Exhibit A to the Notice of Substantial Completion and Second Amendment to Declaration of Condominium Regime for Bella Terra Condominiums at Document No. 2004237897 of the Official Public Records of Travis County, Texas.

5. The recording data for the declaration applicable to the Condominium, and all amendments thereto, is as follows:

Declaration of Condominium Regime for Bella Terra Condominiums, recorded at Document No. 2002121672 of the Official Public Records of Travis County, Texas.

Amendment to Declaration of Condominium Regime for Bella Terra Condominiums, recorded at Document No. 2002211072 of the Official Public Records of Travis County, Texas.

Notice of Substantial Completion and Second Amendment to Declaration of Condominium Regime for Bella Terra Condominiums, recorded at Document No. 2004237897 of the Official Public Records of Travis County, Texas.

Third Amendment to Declaration of Condominium Regime for Bella Terra Condominiums, recorded at Document No. 2006185022 of the Official Public Records of Travis County, Texas.

Resolution Adopting Rain Water Harvesting Policy for Parmer Lane Condominium Association, Inc.; Resolution Adopting a Solar Energy Device Installation Policy for Parmer Lane Condominium Association, Inc.; Resolution Adopting Flag Display Policy for ; recorded Condominium Association, Inc.; Resolution Adopting a Records Production and Copying Policy for Parmer Lane Condominium Association, Inc.; and Resolution Adopting a Records Retention Policy for Parmer Lane Condominium Association, Inc.; recorded at Document No. 2011121250 of the Official Public Records of Travis County, Texas.

Late Fee Resolution, recorded at Document No. 2013117617 of the Official Public Records of Travis County, Texas.

Fourth Amendment to Declaration of Condominium Regime for Bella Terra Condominiums, recorded at Document No. 2016023113 of the Official Public Records of Travis County, Texas.

Certificate of Resolution of Board of Directors of Brown Building Lofts Condominium Association, Inc. (Relating to the required use of face covering during COVID-19 Pandemic), recorded at Document No. 2020085012 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is:

Parmer Lane Condominium Association, Inc.
c/o FirstService Residential
Plaza 290
5316 West US-290 Service Road, Suite 100
Austin, Texas 78735
7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

FirstService Residential
Plaza 290
5316 West US-290 Service Road, Suite 100
Austin, Texas 78735
Tel: (512) 266-6771
Email: Anne-Marie.Cox@fsresidential.com
8. The website address at which the Association's dedicatory instruments are available is <https://bellaterrahoa.connectresident.com>.
9. The following described fees are charged by the Association in relation to a property transfer in the Condominium:

Transfer Fee	Not to Exceed \$350.00
Resale Disclosure Package	
1-2 Days	\$500.00
3-5 Days	\$450.00
6-10 Days	\$375.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee	
1-2 Days	\$250.00
3-5 Days	\$200.00
6-10 Days	\$125.00
Developer/Builder to Homeowner – Statement of Account	
1-2 Days	\$75.00
3-5 Days	\$50.00
6-10 Days	\$35.00
Custom Lender Form Mortgage Questionnaire	\$350.00
Uniform Condominium Questionnaire	
1-2 Days	\$425.00
3-5 Days	\$375.00

6-10 Days

\$300.00

This Management Certificate is effective as of the 29 day of July, 2024.

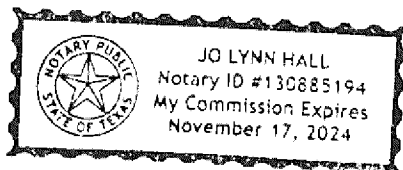
PARMER LANE CONDOMINIUM ASSOCIATION, INC., a
Texas nonprofit corporation

By: Kristie Rose Zapp
Name: Kristie Rose Zapp
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 29 day of July, 2024, by Kristie-Rose-Zapp, President for Parmer Lane Condominium Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Adam Pugh
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
PARMER LANE CONDOMINIUM ASSOCIATION, INC.