

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
DEL BELLO LAKES HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

The undersigned, being the Managing Agent for Del Bello Lakes Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Del Bello Lakes.
2. Name of Association: The name of the Association is Del Bello Lakes Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Del Bello Lakes, Section One (1), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2019061968 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Del Bello Lakes, Section Two (2), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2019061982 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Del Bello Lakes, Section Three (3), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2020006365 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Del Bello Lakes, Section Four (4), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2020036283 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Del Bello Lakes, Section Five (5), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2021059600 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Del Bello Lakes, Section Six (6), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2021048219 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Del Bello Lakes, Section Seven (7), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under File No. 2021059596 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes Section Three.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes (Section 4).
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes (Section 5).
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes (Section 6).
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Del Bello Lakes (Section 7).

b. Recording Information:

- (1) Brazoria County Clerk's File No. 2019062199.
- (2) Brazoria County Clerk's File No. 2020007369.
- (3) Brazoria County Clerk's File No. 2021022080.
- (4) Brazoria County Clerk's File No. 2021061259.
- (5) Brazoria County Clerk's File No. 2021048955.
- (6) Brazoria County Clerk's File No. 2021061260.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Del Bello Lakes Homeowners Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.

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

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 175.00
Builder Payoff Statement	\$ 265.00
Capitalization Fee (Declaration Article XIV, Section D)	Each purchaser of a lot other than the Declarant shall pay a Capitalization Fee equal to 100% of the current Annual Assessment. The Capitalization Fee for 2021 is \$900.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 14<sup>th</sup> day of October, 2021.

**DEL BELLO LAKES HOMEOWNERS ASSOCIATION, INC.**

By: LEAD Association Management, Inc.,  
Managing Agent

By: \_\_\_\_\_

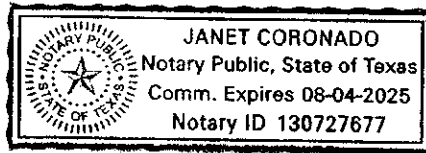
Printed: Syd Talley

Its: MANAGER

\*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.

Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
§  
COUNTY OF Harris §



BEFORE ME, the undersigned notary public, on this 14<sup>th</sup> day of October 2021 personally appeared Syd Talley, Manager of LEAD Association Management, Inc., Managing Agent for Del Bello Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Janet Coronado  
Notary Public in and for the State of Texas

# FILED and RECORDED

Instrument Number: 2021068169

Filing and Recording Date: 10/14/2021 04:48:25 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina