

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
FOR  
HOMEOWNERS ASSOCIATION OF BELLA CASA, INC.**

STATE OF TEXAS                    §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT        §

The undersigned, being the Managing Agent of Homeowners Association of Bella Casa, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Bella Casa.
2.     The name of the Association: Homeowners Association of Bella Casa, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
   Homeowners Association of Bella Casa, Inc.  
   c/o Neighborhood Management Inc  
   1024 S Greenville Ave, Suite 230  
   Allen, TX. 75002
5.     The name and contact information for the Managing Agent of the Association:  
  
   Neighborhood Management, Inc.  
   Beverly Coghlan  
   1024 S. Greenville Ave, Suite 230  
   Allen, TX 75002  
   Phone: 972-359-1548  
   Email Address: managementcertificate@nmitx.com
6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:        \$375.00  
Transfer Fee:              \$250.00  
Optional Inspection Fee: \$150.00  
Working Capital:        \$400.00 (Builder pays WC of \$300).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**HOMEOWNERS ASSOCIATION OF BELLA  
CASA, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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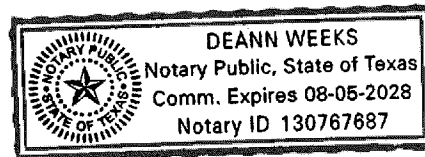
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 11<sup>th</sup> day of February, 2025, by Beverly Coghlan, Agent for the Association of HOMEOWNERS ASSOCIATION OF BELLA CASA, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

Document	Recording Information
Bella Casa – October 10, 2024	Document No. D224181884
Declaration of Covenants, Conditions and Restrictions for Homeowners Association of Bella Casa, Inc. – April 4, 2024	Document No. D224058013