

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 29, 2024 02:21 PM Fee: \$37.00

2024033878

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MONTE BELLA MASTER COMMUNITY, INC.

The undersigned, being an officer of Monte Bella Master Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Monte Bella.
2. The name of the Association: Monte Bella Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Monte Bella, a subdivision in Travis County, Texas, according to the plat recorded under Document No. 201000112, Official Public Records of Travis County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Monte Bella Master Community, Inc., c/o FirstService Residential, 5316 W. U.S. HWY 290 Service Road, Austin, Texas 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Monique Williams
Mailing Address: 5316 W. U.S. HWY 290 Service Road, Austin, Texas 78735
Telephone Number: (512) 620-7073
Email Address: Monique.Williams@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://montebella.connectresident.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - \$350.00.

Resale Certificate - \$375.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

MONTE BELLA MASTER COMMUNITY, INC., a
Texas non-profit corporation

By: K. Rose ZappName: Kristie Rose ZappTitle: President

STATE OF TEXAS

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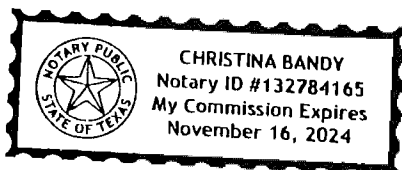
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COUNTY OF TRAVIS

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This instrument was acknowledged before me this 22 day of March, 2024
by Kristie Rose Zapp, President of Monte Bella Master Community, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Christina Bandy
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Monte Bella – Master Covenant, recorded as Document No. 2010189071, Official Public Records of Travis County, Texas.
2. Monte Bella – Notice of Applicability, recorded as Document No. 2010189420, Official Public Records of Travis County, Texas.
3. Monte Bella – Development Area Declaration, recorded as Document No. 2010189668, Official Public Records of Travis County, Texas.
4. Monte Bella – Community Manual, recorded as Document No. 2011156023, Official Public Records of Travis County, Texas.
5. Monte Bella – Notice of Applicability [Section 2], recorded as Document No. 2013178172, Official Public Records of Travis County, Texas.
6. Monte Bella – Partial Assignment of Declarant's Rights, recorded as Document No. 2013146120, Official Public Records of Travis County, Texas.
7. Monte Bella – Supplemental Policies, recorded as Document No. 2024000137, Official Public Records of Travis County, Texas.