

MANAGEMENT CERTIFICATE
BELLA VITA HOMEOWNERS ASSOCIATION, INC.

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for BELLA VITA HOMEOWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Bella Vita Section 1, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

- Name of Subdivision:** • Bella Vita Section 1
- Name of Association:** • Bella Vita Homeowners Association, Inc.
- Recording Data for the Subdivision:** • ***Section 1*** - Clerk's File No. 2007-095739 [Cabinet Z, Sheets 893-897, Map Records], Official Records, Montgomery County, Texas; and ***Section 1 Amending Plat #1*** - Clerk's File No. 2008-018303 [Cabinet Z, Sheets 1147-1151, Map Records], Official Records, Montgomery County, Texas; and ***Section 1 Amending Plat #2*** - Clerk's File No. 2015-099267 [Cabinet Z, Sheets 3652-3653, Map Records], Official Records, Montgomery County, Texas; and ***Section 1 Amending Plat #3*** - Clerk's File No. 2016-004894 [Cabinet Z, Sheets 3750-3751, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:** • ***Amended and Restated Declaration*** - Clerk's File No. 2007-098476, Official Records, Montgomery County, Texas; and ***Declaration Amendment*** - Clerk's File No. 2015-071271, Official Records, Montgomery County, Texas
- Other Relevant Instruments:** • ***Certificate of Formation*** - Clerk's File No. 2013-017323, Official Records, Montgomery County, Texas
- ***Amended and Restated Bylaws*** - Clerk's File No. 2017-011230, Official Records, Montgomery County, Texas
- ***Architectural Review Committee (ARC) Packet*** - Clerk's File No. 2024-126579, Official Records, Montgomery County, Texas
- ***New Construction Committee Resolution*** - Clerk's File No. 2014-075796, Official Records, Montgomery County, Texas

- ***Fine Schedule*** - Clerk's File No. 2013-017326, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** - Clerk's File No. 2013-017327, Official Records, Montgomery County, Texas
- ***Records Production Policy*** - Clerk's File No. 2013-017328, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** - Clerk's File No. 2013-017329, Official Records, Montgomery County, Texas
- ***Resolution Regarding Transfer Fee for Unimproved Lots*** - Clerk's File No. 2017-067750, Official Records, Montgomery County, Texas

Website:

- <https://bellavitaonlakecon.wixsite.com/website-1>

Transfer/Refinance Fee:

- **\$250.00 to Investment Management Company and**
- **\$300.00 to Bella Vita Homeowners Association, Inc.**

Resale Certificate Fee:

- Homewisedocs.com

Mailing Address of the Association:

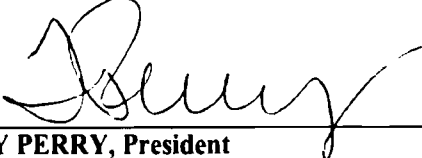
Bella Vita Homeowners Association, Inc.
c/o Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:

Tammy Perry
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: tammyperry@imcmanagement.net

Signed this 20th day of December, 2024.

INVESTMENT MANAGEMENT COMPANY



TAMMY PERRY, President

STATE OF TEXAS

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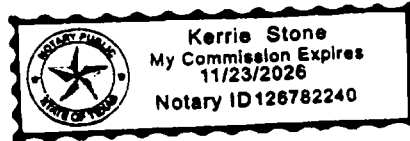
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 20th day of December, 2024, by TAMMY PERRY, as President of Investment Management Company, the management company for BELLA VITA HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Kerrie Stone
Notary Public - State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

12/20/2024 09:33AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/20/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas