



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Lakes of Bella Terra West Community Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Bella Terra West	Fort Bend County Clerk's File No. 2018005860	Plat No. 20170246, Plat Records of Fort Bend County, Texas; and as stated in said Declaration
Annexation and First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Bella Terra West (annexes Section 2)	Fort Bend County Clerk's File No. 2018126412	Plat No. 20180046, Plat Records of Fort Bend County, Texas; and as stated in said Annexation and Amendment to Declaration
Annexation and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Bella Terra West (annexes Section 3)	Fort Bend County Clerk's File No. 2019024442	Plat No. 20180268, Plat Records of Fort Bend County, Texas; and as stated in said Annexation and Amendment to Declaration
Annexation and Third Amendment to Declaration of Covenants, Conditions, and Restriction and Easements for Lakes of Bella Terra West (annexes Section 4)	Fort Bend County Clerk's File No. 2019109117	Plat No. 20190212, Plat Records of Fort Bend County, Texas; and as stated in said Annexation and Amendment to Declaration
Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Bella Terra West	Fort Bend County Clerk's File No. 2020016174	As stated in the Declarations
Certificates of Filing and Formation; Bylaws; Payment Plan, Documents Inspection and Copying and Document Retention Policies; Architectural Guidelines - Antenna and Satellite Guidelines; Declarant's Adoption of Bylaws, Policies and Guidelines	Fort Bend County Clerk's File No. 2018005819	As stated in said Declarations

Design Guidelines revised November 1, 2018	Fort Bend County Clerk's File No. 2018139990	As stated in said Declarations
Design Guidelines revised September 25, 2019	Fort Bend County Clerk's File No. 2019128054	As stated in said Declarations
First Amendment to Bylaws	Fort Bend County Clerk's File No. 2020136292	As stated in said Declarations
Second Amendment to Bylaws	Fort Bend County Clerk's File No. 2021116780	As stated in said Declarations
Religious Display Guidelines	Fort Bend County Clerk's File No. 2021141903	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Fort Bend County Clerk's File No. 2021141904	As stated in said Declarations
Security Measures Guidelines	Fort Bend County Clerk's File No. 2021141905	As stated in said Declarations
209 Hearing Guidelines	Fort Bend County Clerk's File No. 2021141906	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Fort Bend County Clerk's File No. 2021141907	As stated in said Declarations
Pool Rules; Splash Pad Rules; Fitness Center Rules	Fort Bend County Clerk's File No. 2022083663	As stated in said Declarations

Name and Mailing Address for Association

Lakes of Bella Terra West Community Association, Inc.  
c/o VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Name and Mailing Address of Person Managing  
the Association or its Designated Representative

VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

amanda@vanmor.com

Association Website

www.lobtwest.org

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote Fee:	\$75.00
Capitalization Fees:	1/2 annual assessment fee due from buyer

Executed on this the 19th day of December, 2024.

Lakes of Bella Terra West Community Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

Amanda Putman  
Amanda Putman, Association Manager

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 19th day of December, 2024, by Amanda Putman, Association Manager with VanMor Properties, Inc., the managing agent for Lakes of Bella Terra West Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

