

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
MAR BELLA COMMUNITY, INC.**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

MAR BELLA COMMUNITY, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Certificates, as follows:

- (1) the name of the Subdivision is Mar Bella;
- (2) the name of the Association is Mar Bella Community, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Galveston County, Texas, along with any amendments, replats and supplements thereto, as follows:
 - (a) Mar Bella, Section 1, under Clerk's File No. 2006049719;
 - (b) Mar Bella, Section 2, under Clerk's File No. 2006049718;
 - (c) Mar Bella, Section 3, under Clerk's File No. 2006059619;
 - (d) Mar Bella, Section 4, under Clerk's File No. 2006059629;
 - (e) Mar Bella, Section 5, Phase 1, under Clerk's File No. 2007040720;
 - (f) Mar Bella, Section 5, Phase 2, under Clerk's File No. 2008043085;
 - (g) Mar Bella, Section 6, under Clerk's File No. 2008007614;
 - (h) Mar Bella, Section 7, under Clerk's File No. 2007073690;
 - (i) Mar Bella, Section 9-A, under Clerk's File No. 2008056934;
 - (j) Mar Bella, Section 9-B, under Clerk's File No. 2010047308;
 - (k) Mar Bella, Section 9-C, under Clerk's File No. 2012015082;
 - (l) Mar Bella, Section 10-A, under Clerk's File No. 2009068443;
 - (m) Mar Bella, Section 10-B, under Clerk's File No. 2011012628;

- (n) Mar Bella, Section 10-C, under Clerk's File No. 2013031546;
- (o) Mar Bella, Section 10-D, under Clerk's File No. 2011052059;
- (p) Mar Bella, Section 11, under Clerk's File No. 2011047197;
- (q) Mar Bella, Section 11-B, under Clerk's File No. 2014053235;
- (r) Mar Bella, Section 12-A, under Clerk's File No. 2012064919;
- (s) Mar Bella, Section 12-B, under Clerk's File No. 2013064434;
- (t) Mar Bella, Section 13-A, under Clerk's File No. 2013070100;
- (u) Mar Bella, Section 13-B, under Clerk's File No. 2015068257;
- (v) Mar Bella, Section 14-A, under Clerk's File No. 2017076305;
- (w) Mar Bella, Section 14-B, under Clerk's File No. 2018054748;
- (x) Mar Bella, Section 15-A&B, under Clerk's File No. 2015075682;
- (y) Mar Bella, Section 15-C, under Clerk's File No. 2014066152;
- (z) Mar Bella, Section 16-A, under Clerk's File No. 2014061750;
- (aa) Mar Bella, Section 16-B&C, under Clerk's File No. 2015075683;

(4) the Declarations are recorded in the Real Property Records of Galveston County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Mar Bella Master Covenant, under Clerk's File No. 2006079326;
- (b) First Amendment to Mar Bella Master Covenant, under Clerk's File No. 2011009664;
- (c) Second Amendment to Mar Bella Master Covenant, under Clerk's File No. 2016074901;
- (d) Third Amendment to Mar Bella Master Covenant, under Clerk's File No. 2019059432;
- (e) Mar Bella, Development Area Declaration (Section One – 70 foot lots), under Clerk's File No. 2006079331;

- (f) Mar Bella, First Amendment to Development Area Declaration (70 foot lots), under Clerk's File No. 2008049451;
- (g) Mar Bella, Development Area Declaration (Section Three – 50 foot lots), under Clerk's File No. 2006079333;
- (h) Mar Bella, First Amendment to Development Area Declaration (50 foot lots), under Clerk's File No. 2008049452;
- (i) Mar Bella, Development Area Declaration (Section Four – 60 foot lots), under Clerk's File No. 2006079334;
- (j) Mar Bella, First Amendment to Development Area Declaration (60 foot lots), under Clerk's File No. 2008049453;
- (k) Mar Bella, Development Area Declaration (Section Two – 65 foot lots), under Clerk's File No. 2006079332;
- (l) Mar Bella, First Amendment to Development Area Declaration (65 foot lots), under Clerk's File No. 2008049454;
- (m) Mar Bella, Amendment to Development Area Declaration, under Clerk's File No. 2011017322;
- (n) Mar Bella, Development Area Declaration (Section Five, Phase I), under Clerk's File No. 2011017508;
- (o) Mar Bella, Development Area Declaration (Section Five, Phase II – 80 foot lots), under Clerk's File No. 2008057411;
- (p) Mar Bella (Section Six) Notice of Applicability of Master Covenant and Development Area Declaration, under Clerk's File No. 2008017790;
- (q) Mar Bella Notice of Applicability of Master Covenant and Development Area Declaration (Adding Section Seven), under Clerk's File No. 2007076964;
- (r) Mar Bella Development Area Declaration (Section 9A – 70 foot lots), under Clerk's File No. 2009006738;
- (s) Mar Bella Development Area Declaration (Section 9B), under Clerk's File No. 2010053091;
- (t) Mar Bella Development Area Declaration (Section 9C), under Clerk's File No. 2012019663;

- (u) Mar Bella Development Area Declaration (Section 10A – 60 foot lots), under Clerk’s File No. 2010003051;
- (v) Mar Bella Development Area Declaration (Section 10B), under Clerk’s File No. 2011020501;
- (w) Mar Bella Development Area Declaration (Section 10C – 60 foot lots), under Clerk’s File No. 2013038168;
- (x) Mar Bella Development Area Declaration (Section 10D), under Clerk’s File No. 2012008314;
- (y) Mar Bella Development Area Declaration (Garden Homes – Section Eleven), under Clerk’s File No. 2011053375;
- (z) Mar Bella Development Area Declaration (Garden Homes – Section 11B), under Clerk’s File No. 2014057518;
- (aa) Mar Bella Development Area Declaration (Section 12A), under Clerk’s File No. 2012068592;
- (bb) Mar Bella Development Area Declaration (Section 12B), under Clerk’s File No. 2013072823;
- (cc) Mar Bella Development Area Declaration (Section 13A), under Clerk’s File No. 2013072457;
- (dd) Mar Bella Development Area Declaration (Section 13B), under Clerk’s File No. 2015077687;
- (ee) Mar Bella Development Area Declaration (Section 15A&B), under Clerk’s File No. 2015077689;
- (ff) Mar Bella Development Area Declaration (Section 15C), under Clerk’s File No. 2014070276;
- (gg) Mar Bella Development Area Declaration (Section 16A), under Clerk’s File No. 2014070274;
- (hh) Mar Bella Development Area Declaration (Section 16B&C), under Clerk’s File No. 2015077685;
- (ii) Mar Bella (Section 1) Notice of Applicability, under Clerk’s File No. 2006079327;

- (jj) Mar Bella (Section 2) Notice of Applicability, under Clerk's File No. 2006079328;
- (kk) Mar Bella (Section 3) Notice of Applicability, under Clerk's File No. 2006079329;
- (ll) Mar Bella (Section 4) Notice of Applicability, under Clerk's File No. 2006079330;
- (mm) Mar Bella (Section Five, Phase I) Notice of Applicability of Master Covenant, under Clerk's File No. 2011017507;
- (nn) Mar Bella (Section 5, Phase I) Notice of Applicability of Master Covenant and Development Area Declaration, under Clerk's File No. 2007061132;
- (oo) Mar Bella (Section Five, Phase II) Notice of Applicability, under Clerk's File No. 2008049455;
- (pp) Mar Bella (Section 9-A) Notice of Applicability, under Clerk's File No. 2009001086;
- (qq) Mar Bella (Section 9-B) Notice of Applicability, under Clerk's File No. 2010053092;
- (rr) Mar Bella (Section 9-C) Notice of Applicability, under Clerk's File No. 2012019661;
- (ss) Mar Bella (Section 10-A) Notice of Applicability, under Clerk's File No. 2010003052;
- (tt) Mar Bella (Section 10-B) Notice of Applicability, under Clerk's File No. 2011020500;
- (uu) Mar Bella (Section 10-C) Notice of Applicability of Master Covenant, under Clerk's File No. 2013038167;
- (vv) Mar Bella (Section 10-D) Notice of Applicability of Master Covenant, under Clerk's File No. 2012008313;
- (ww) Mar Bella (Garden Homes – Section Eleven) Notice of Applicability of Master Covenant, under Clerk's File No. 2011053377;
- (xx) Mar Bella (Garden Homes – Section 11-B) Notice of Applicability of Master Covenant, under Clerk's File No. 2014057517;

- (yy) Mar Bella (Section 12-A) Notice of Applicability of Master Covenant, under Clerk's File No. 2012068593;
- (zz) Mar Bella (Section 12-B) Notice of Applicability of Master Covenant, under Clerk's File No. 2013070752;
- (aaa) Mar Bella (Section 13-A) Notice of Applicability of Master Covenant, under Clerk's File No. 2013072456;
- (bbb) Mar Bella (Section 13-B) Notice of Applicability of Master Covenant, under Clerk's File No. 2015077686;
- (ccc) Mar Bella (Section 15-A&B) Notice of Applicability of Master Covenant, under Clerk's File No. 2015077688;
- (ddd) Mar Bella (Section 15-C) Notice of Applicability of Master Covenant, under Clerk's File No. 2014070275;
- (eee) Mar Bella (Section 16-A) Notice of Applicability of Master Covenant, under Clerk's File No. 2014070273;
- (fff) Mar Bella (Section 16-B&C) Notice of Applicability of Master Covenant, under Clerk's File No. 2015077684;
- (ggg) Mar Bella Design Guidelines, Version 2.0, under Clerk's File No. 2011064674;
- (hhh) Mar Bella, Notice of Designation of Special Common Area (Owners of Garden Homes – Section Eleven), under Clerk's File No. 2011053378;
- (iii) Mar Bella, Notice of Designation of Special Common Area (Owners of Garden Homes – Section 11-B), under Clerk's File No. 2014057515;
- (jjj) Mar Bella, Notice of Easement Designation (Subdivision Fencing), under Clerk's File No. 2011017321;
- (kkk) Mar Bella, Notice of Service Area (Service Area 1), under Clerk's File No. 2011053376;
- (lll) Mar Bella, Notice of Service Area (Service Area 2), under Clerk's File No. 2014057516;
- (mmm) Mar Bella Community Manual, under Clerk's File No. 2016074902;

(5) the name and mailing address of the Association is:

(a) Mar Bella Community, Inc. c/o FirstService Residential, 1330 Enclave Pkwy, Suite 425, Houston, TX 77077;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) FirstService Residential, 1330 Enclave Pkwy, Suite 425, Houston, TX 77077;

(b) (877) 253-9689;

(c) houston@fsrsresidential.com;

(7) The Association's website address is:

<https://marbellacommunity.connectresident.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Capitalization Fee – 50% of then Assessments

(b) Resale Certificate Fee - \$375.00

(c) Resale Certificate Update - \$75.00

(d) Refinance Fee - \$100.00

(e) Transfer Fee - \$340.00

(f) Welcome Packet Fee- \$26.50

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 29th DAY OF November, 2023.

By: [Signature]
Managing Agent for Mar Bella Community, Inc.

[Signature]
Print Name

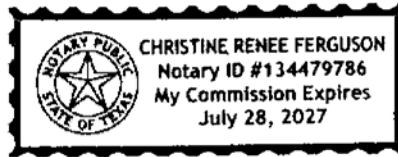
STATE OF TEXAS

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COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 29 day of November, 2023.




Notary Public, State of Texas

After recording return to:
HOLTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

FILED AND RECORDED

Instrument Number: 2023055717

Recording Fee: 54.00

Number Of Pages: 9

Filing and Recording Date: 11/29/2023 3:48PM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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