



**MANAGEMENT CERTIFICATE  
FOR LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

The undersigned, being the Managing Agent for LAKES OF BELLA TERRA COMMUNITY ASSOCIATION INC. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

**1.     Name of Subdivision(s):**

The name of the Subdivision is:       Lakes of Bella Terra

**2.     Name of Association:**

The name of the Association is:       Lakes of Bella Terra Community Association, Inc.

**3.     Recording Data for the Subdivision(s):**

*Lakes of Bella Terra, Section One (1)*, a subdivision according to the plat thereof filed under Clerk's File No. 2007000359 and Plat No. 20070003 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Two (2)*, a subdivision according to the plat thereof filed under Clerk's File No. 2007000804 and Plat No. 20070006 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Three (3)*, a subdivision according to the plat thereof filed under Clerk's File No. 2007000248 and Plat No. 2007002 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Four (4)*, a subdivision according to the plat thereof filed under Clerk's File No. 200158478 and Plat No. 20060314 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Five (5)*, a subdivision according to the plat thereof filed under Clerk's File No. 2007000469 Plat No. 20070004 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Six (6)*, a subdivision according to the plat thereof filed under Clerk's File No. 2007000213 and Plat No. 20070001 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Seven (7)*, a subdivision according to the plat thereof filed under Clerk's File No. 2006158604 and Plat No. 20060317 and recorded in the Official Public

Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Eight (8)*, a subdivision according to the plat thereof filed under Clerk's File No. 2006158482 and Plat No. 20060315 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Nine (9)*, a subdivision according to the plat thereof filed under Clerk's File No. 2008094341 and Plat No. 20080157 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Ten (10), Thirty (30) and Thirty-One (31)*, a subdivision according to the plat thereof filed under Plat No. 20140010, and Clerk's File Nos. 2014053722, 2014118015 and 2014118011 and recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Eleven (11)*, a subdivision according to the plat thereof filed under Clerk's File No. 2013126333 and Plat No. 20120237 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twelve (12)*, a subdivision according to the plat thereof filed under Clerk's File No. 2010124306 and Plat No. 20100180 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirteen (13)*, a subdivision according to the plat thereof filed under Clerk's File No. 2010124262 and Plat No. 20100177 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirteen (13) Partial Replat No 1*, a subdivision according to the plat thereof filed under Clerk's File No. 2013058059 and Plat No. 2013099 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Fourteen (14)*, a subdivision according to the plat thereof filed under Clerk's File No. 2012042583 and Plat No. 20120085 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Fifteen (15)*, a subdivision according to the plat thereof filed under Clerk's File No. 2012037551 and Plat No. 20120081 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Sixteen (16)*, a subdivision according to the plat thereof filed under Clerk's File No. 2012063480 and Plat No. 2010111 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Seventeen (17)*, a subdivision according to the plat thereof filed under Clerk's File No. 2012063480 Plat No. 20120112 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Eighteen (18)*, a subdivision according to the plat thereof filed under Clerk's File No. 2012063463 and Plat No. 20120110 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Nineteen (19)*, a subdivision according to the plat thereof filed under Clerk's File No. 2013039315 and Plat No. 20130063 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty (20)*, a subdivision according to the plat thereof filed under Clerk's File No. 2013048445 and Plat No. 20130083 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Section Twenty-one (21)*, a subdivision according to the plat thereof filed under Clerk's File No. 2013152796 and Plat No. 20130312 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Section Twenty-two (22)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014023247 and Plat No. 20140043 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-three (23)*, a subdivision according to the plat thereof filed under Clerk's File No. 201302368 and Plat No. 20130031 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-four (24)*, a subdivision according to the plat thereof filed under Clerk's File No. 2013023131 and Plat No. 20130033 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-five (25)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014017859 and Plat No. 20140034 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-six (26)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014011174 and Plat No. 20140021 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-seven (27)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014011166 and Plat No. 20140020 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-eight (28)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014065742 and Plat No. 20140134 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Twenty-nine (29)*, a subdivision according to the plat thereof

filed under clerk's File No. 2015036138 and Plat No. 20150091 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty (30)*, a subdivision according to the plat thereof filed under clerk's File No. 2014118015 and Plat No. 20140258 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-one (31)*, a subdivision according to the plat thereof filed under clerk's File No. 2014118011 and Plat No. 20140257 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-two (32)*, a subdivision according to the plat thereof filed under clerk's File No. 2015036083 and Plat No. 20150085 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-three (33)*, a subdivision according to the plat thereof filed under clerk's File No. 2015036115 and Plat No. 20150088 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-four (34)*, a subdivision according to the plat thereof filed under clerk's File No. 2015036162 and Plat No. 20150092 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-five (35)*, a subdivision according to the plat thereof filed under clerk's File No. 2015125424 and Plat No. 20150297 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-six (36)*, a subdivision according to the plat thereof filed under clerk's File No. 2015053824 and Plat No. 20150122 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-seven (37)*, a subdivision according to the plat thereof filed under clerk's File No. 2016053752 and Plat No. 20160118 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-seven (37) Replat No. 1*, a subdivision according to the plat thereof filed under clerk's File No. 2016119444 and Plat No. 20160246 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra, Section Thirty-eight (38)*, a subdivision according to the plat thereof filed under clerk's File No. 20160537 49 and Plat No. 20160117 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Detention Reserve No. 1*, a subdivision according to the plat thereof filed under Clerk's File No. 2013085432 and Plat No. 20130161 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Detention Reserve No. 2*, a subdivision according to the plat thereof filed under Clerk's File No. 2013134386 and Plat No. 20130263 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Detention Reserve No. 3*, a subdivision according to the plat thereof filed under Clerk's File No. 2014010894 and Plat No. 20140012 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Detention Reserve No. 4*, a subdivision according to the plat thereof filed under Clerk's File No. 2014028351 and Plat No. 20140060 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section One (1)*, a subdivision according to the plat thereof filed under Clerk's File No. 2014048842 and Plat No. 20140098 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section Three (3)*, a subdivision according to the plat thereof filed under Clerk's File No. 2017032711 and Plat No. 20170059 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section Four (4)*, a subdivision according to the plat thereof filed under Clerk's File No. 2019004988 and Plat No. 20190010 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section Five (5)*, a subdivision according to the plat thereof filed under Clerk's File No. 2019040517 and Plat No. 20190122 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section Six (6)*, a subdivision according to the plat thereof filed under Clerk's File No. 2019102899 and Plat No. 20190230 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

*Lakes of Bella Terra Reserve, Section Seven (7)*, a subdivision according to the plat thereof filed under Clerk's File No. 2020037687 and Plat No. 20200086 recorded in the Official Public Records of Real Property of Fort Bend County, Texas;

**4. Recording Data for the Declaration:\***

*The Lakes of Bella Terra Declaration of Covenants, Conditions & Restrictions*, filed at Fort Bend County Clerk's File No. 2007008483. (Sections One (1) through Eight (8)).

*Supplementary Declaration for the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2008100564. (Section 9)

*Supplementary Declaration for Sections 10, 30 and 31 In the Lakes of Bella Terra Subdivision*

*to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2014131884.

*Amended Supplementary Declaration for Sections 12 and 13 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2011005639.

*Supplementary Declaration for Section 13, Partial Rep/at No. 1 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013073055.

*Supplementary Declaration for Sections 14 and 15 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2012049861.

*Supplementary Declaration for Sections 16, 17 and 18 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2012068014.

*The Lakes of Bella Terra Amended Supplementary Declaration of Covenants, Conditions & Restrictions Only for Section 16 of the Subdivision* filed at Fort Bend County Clerk's File No. 2013073056.

*Supplementary Declaration for Section 19 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013073057.

*Correction to Supplementary Declarations for the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013123912.

*First Amended Correction to Supplementary Declarations for the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013143717.

*Supplementary Declaration for Section 21 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013156242.

*Supplementary Declaration for Sections 23 and 24 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2013024582.

*Supplementary Declaration for Sections 26 and 27 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2014018911.

*Supplementary Declaration for Section 35 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2016006974.

*Supplementary Declaration for Section 37 in the Lakes of Bella Terra Subdivision to Its Declaration of Covenants, Conditions and Restrictions* filed at Fort Bend County Clerk's File No. 2016120239.

*Supplemental Declaration of Covenants, Conditions and Restrictions for Commercial Property Association of Bella Terra* filed at Fort Bend County Clerk's File No. 2016003577.

*Supplemental Declaration of Covenants, Conditions and Restrictions for Commercial Property Association of Bella Terra* filed at Fort Bend County Clerk's File No. 2016003507.

**5. Name and Mailing Address of the Association:**

The name and mailing address of the Association is as follows:

Lakes of Bella Terra Community Association, Inc.  
c/o FirstService Residential  
2925 Briarpark, Suite 700  
Houston, TX 77042

**6. The Contact Information for the Association's Designated Representative:**

The contact information of the designated representative of the Association is as follows:

Lakes of Bella Terra Community Association, Inc.  
c/o FirstService Residential  
2925 Briarpark, Suite 700  
Houston, TX 77042  
Email Address: [houston@fsresidential.com](mailto:houston@fsresidential.com)  
Phone No.: 1-877-253-9689

**7. Association Website:**

<https://lakesofbellaterra.connectresident.com>

**8. Optional Information:**

*Articles of Incorporation and By-laws of Lakes of Bella Terra Community Association, Inc. a Non-Profit Corporation* filed under Fort Bend County Clerk's File No. 2007116234;

*Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2012001488;

*Certificate of Adoption of Records Retention, Production and Copying Policy of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2012001489;

*President's Certificate of Corporate Resolution of Lakes of Bella Terra Community Association, Inc. regarding Residential Design Guidelines, Swimming Pool Rules and Regulations and Fitness Center Rules and Regulations* filed under Fort Bend County Clerk's File No. 2012007815;

*Certificate of Adoption of Solar Energy Devices Guidelines of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2014012371;

*Certificate of Adoption of Rainwater Harvesting System Guidelines of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2014012372;

*Certificate of Adoption of Shingle Criteria of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2014012373;

*Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2014012374;

*Certificate of Adoption of Adjacent Lot Use Guidelines of the Lakes of Bella Terra Community Association, Inc.* filed under Fort Bend County Clerk's File No. 2014012376;

*Certificate of Corporate Resolution of Lakes of Bella Terra Community Association, Inc. regarding Formation of Advisory Committees* filed under Fort Bend County Clerk's File No. 2017133233;

*Lakes of Bella Terra Community Association, Inc. President's Certificate regarding Lakes of Bella Terra Residential Design Guidelines, Revised December 31, 2019* filed under Fort Bend County Clerk's File No. 2020060629;

**9. The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

The Association fees are in the following amounts:

Capital Fee Townhomes:	25% of the then annual assessment
Resale Certificate Fee:	\$375.00
Resale Certificate Update:	\$75.00
Refinance Fee:	\$100.00
Transfer Fee:	\$340.00
Welcome Packet Fee:	\$26.50

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.



Executed this the 10 day of November, 2024.

**LAKES OF BELLA TERRA  
COMMUNITY ASSOCIATION, INC.**

By: Managing Agent

By: 

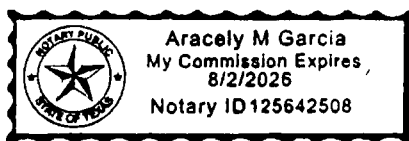
Position: PRESIDENT

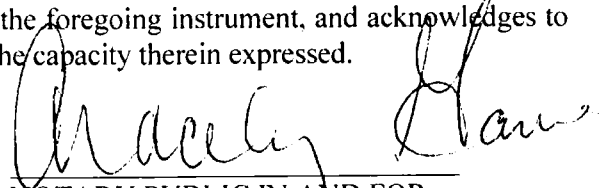
THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was **acknowledged** before me on this the 10<sup>th</sup> day of November, 2024, by Craig Phillips, Principal of FirstService Residential, Managing Agent for LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254