

DECLARANT TURNOVER AND TRANSITION AGREEMENT
BELLA VITA HOMEOWNERS ASSOCIATION, INC.

This Declarant Turnover and Transition Agreement (“**Transition Agreement**”) is made by **LAKE CONROE RESORTS, LTD.**, a Texas limited partnership, (“**Declarant**”) and between the **BELLA VITA HOMEOWNERS ASSOCIATION, INC.** (“**Association**”).

WITNESSETH:

WHEREAS, LAKE CONROE RESORTS, LTD. is the developer of BELLA VITA, SECTION ONE (1), a subdivision in Montgomery County, Texas according to the plat thereof recorded in Cabinet Z, Sheet 893 of the Map Records of Montgomery County, Texas; and

WHEREAS, LAKE CONROE RESORTS, LTD. is the Declarant under the DECLARATION OF COVENANTS AND RESTRICTIONS FOR BELLA VITA dated August 15, 2007 filed under Clerk’s File No. 2007-096532 and recorded in the Official Public Records of Real Property of Montgomery County, Texas (the “**Original Declaration**”); and

WHEREAS, Declarant thereafter is the Declarant of the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLA VITA dated August 20, 2007 which is filed under Clerk’s File No. 2007-098476 and recorded in the Official Public Records of Real Property of Montgomery County, Texas, (the “**Amended Declaration**”);

NOW THEREFORE, BE IT RESOLVED that Declarant hereby declares that **effective December 31, 2012:**

- (1) Subject only to the reservations and exceptions set out in this Agreement, Declarant **TRANSFERS, ASSIGNS, and DELEGATES** to the Association, **ALL** of the rights, privileges, powers and authority granted and/or reserved to Declarant as Developer and/or Declarant in the Original Declaration, the Amended Declaration, The Certificate of Formation filed under Montgomery County Clerk’s File No. 2013-017323, and the Bylaws filed under Montgomery County Clerk’s File No. 2013-017324;
- (2) Declarant assigns to the Association all of its rights and powers as expressly provided in the Original Declaration and the Amended Declaration described above.

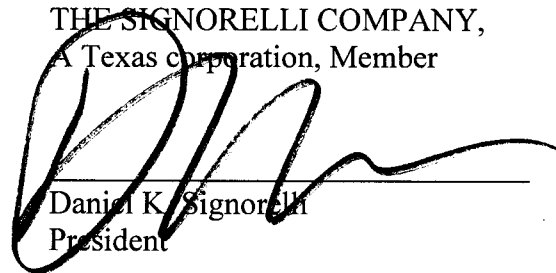
EXECUTED this 17th day of October, 2013.

DECLARANT:

LAKE CONROE RESORTS, LTD.,
a Texas limited partnership

By: LAKE CONROE RESORTS OPERATING
COMPANY, LLC, a Texas limited liability
company, its General Partner

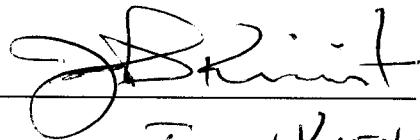
By: THE SIGNORELLI COMPANY,
A Texas corporation, Member



Daniel K. Signorelli
President

AGREED AND ACCEPTED BY ASSOCIATION:

BELLA VITA HOMEOWNERS ASSOCIATION, INC.

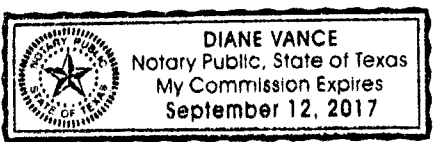
By: 

Printed Name: JOHN KIEVIT

Title: President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS TRANSITION AGREEMENT was acknowledged before me on this the 17th day of October, 2013, by Daniel K. Signorelli, President of The Signorelli Company, a Member of Lake Conroe Resorts Operating Company, LLC, a Texas limited liability company, General Partner Of Lake Conroe Resorts, Ltd., a Texas limited partnership, on behalf of said partnership.



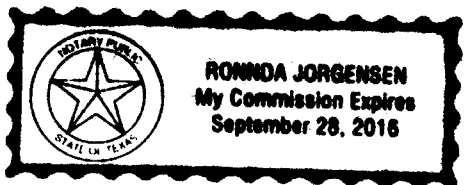
Diane Vance
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS TRANSITION AGREEMENT was acknowledged before me on this the 9th day of DECEMBER, 2013, by JOHN KIEVET, whose title is PRESIDENT of **BELLA VITA HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

After recording return to:
Charles M. Jordan
17044 El Camino Real
Houston, Texas 77058

Ronnda Jorgensen
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED FOR RECORD

01/13/2014 3:27PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

01/13/2014



County Clerk
Montgomery County, Texas