

DECLARATION IMPOSING PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS AND CREATING LANDOWNERS ASSOCIATION
FOR
BELLA OAKS RANCH

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEE §

1.01 **BELLA HOLDINGS, LLC**, a limited liability company duly organized and existing under and by virtue of the Laws of The State of Texas, with a mailing address of 101 Cedar Drive, Suite E Portland, San Patricio County, Texas 78374, acting by and through its duly authorized Manager or Managers, hereinafter referred to as "Declarant", is the present legal and equitable owner and holder of all that certain tract or parcel of real property situated in Bee County, Texas, hereinafter referred to as the "Property" or the "Subject Property", which shall comprise all of the Bella Oaks Ranch development, more fully described as follows, to wit:

483.516 Acres out of the Thomas Holden One League Grant, Abstract No. 32, Bee County, Texas, and being that certain tract of land described as Tract II and called to contain 173.590 Acres in a Deed from Lois Jeanenne Gillis, and husband, John R Gillis, Jr. to G. A. International, L.P., dated March 2,2007, and recorded in Volume 796, Page 291 of the Deed Records of Bee County, Texas, and that certain 309.0 Acres described in a Warranty Deed with Vendor's Lien from Timothy D. Latham and sister, Tina Lynne Latham Burger to G. A. International, L.P., dated March 2,2007, and recorded in Volume 796, Page 296 of the Deed Records of Bee County, Texas, the here-in described 483.516 Acres being described by metes and bounds as follows:

BEGINNING at found 4" x 4" concrete monument with a 1/2" rebar set in the middle in the South line of a Public Road at the Northeast Corner of the above described Tract II;

THENCE S ODeg-31Min-49Sec E with the East line of said Tract II a distance of 4688.74 feet to a found 4" x 4" concrete monument found with 1/2" rebar in the north line of the south 9.0 acres of Tract 3 of a partition deed of Mrs. L.F. Crow land described in a Warranty Deed dated April 1,1966, and recorded in Volume 236, page 331 of the Deed Records of Bee County, Texas;

THENCE N 89Deg-18Min-59Sec E with the North line of said 9.0 Acres a distance of 1730.54 feet to a 5/8" rebar found for corner in the East line of the above described 309.0 Acres;

THENCE S ODeg-30Min-04Sec E with the East line of said 309.0 Acres a distance of 5843.64 feet to a 1/2" rebar found at a fence corner post in the North line of U.S. Highway 181 right-of-way for South Corner of the here-in described 483.516 Acres;

THENCE N 42Deg-22Min-17Sec W with the North line of said U.S. Highway 181 right-of-way a distance of 5141.54 feet to a set 5/8" rebar with cap for Southwest corner;

THENCE N ODeg-51Min-30Sec W with the West line of the afore-described 309.0 Acres and the afore described 173.590 acres generally along and through an existing fence a distance of 4137.52 feet to a 4 foot stake set in the fence line for an angle point in said West line;

THENCE N 0Deg-52Min-12Sec W continuing with said West line and along and through an existing fence a distance of 1964.12 feet to a corner post in the South line of a public road;

THENCE N 70Deg-32Min-36Sec E with the South line of said public road and generally along and through an existing fence a distance of 1836.85 feet to the POINT OF BEGINNING and containing 483.516 Acres.

Easement. The foregoing described property includes therein a Phase One (1) road right of way and utility easement over, on and across property, referred to herein as the "Easement", and located and described as follows:

To be inserted by Keith Howard

1.02 The Declarant intends to convey, hereby dedicates, and will convey all the Property or Tracts surveyed out of the above described Property subject to and conditioned upon certain protective covenants, conditions and restrictions as hereinafter set forth and to those certain other covenants, conditions and restrictions as hereinafter set forth establishing the **BELLA OAKS RANCH LANDOWNERS ASSOCIATION** (referred to as the "Landowners Association") and ultimately wishes to submit the Subject Property to the supervision and control of the LANDOWNERS ASSOCIATION for the purpose of supervising, controlling, constructing and maintaining the Easement, roads and rights-of-way presently in existence or to be built or placed in the future, as the case may be, in, upon, over, across and along a certain forty (40) to sixty (60) foot wide ingress, egress and regress passageway or roadway and utility Easement to be the non-exclusive, free and uninterrupted use, liberty, privilege and easement of passing, to be for use by all means of conveyance and transportation and to be used at all seasons, located upon all that certain tract or parcel or real Property situated in Bee County, Texas, herein referred to as the Easement, more fully described herein and above.

1.03 **DEDICATION AND GRANT.** Declarant hereby expressly declares, and it is declared, that all of the Subject Property shall be held, sold and conveyed subject to this Declaration and dedication, which is for the purpose of protecting the value and desirability of the Subject Property and of supervising, controlling, constructing and maintaining the utilities easement, roads and rights-of-way, which shall run with and bind the Subject Property, which shall be binding upon any and all parties having any right, title or interest in or to any of the acreage which comprises the Subject Property and their respective legal representatives, successors and assigns, and which shall inure to the benefit of and be enforceable by the Declarant and each and every Owner and Holder of any portion of the acreage which comprises of the Subject Property. Notwithstanding the foregoing, Declarant reserves the right to plat, re-plat, alter, reconfigure, and/or withdraw any portion of the Subject Property until its conveyance of all of the tracts or tract, as the case may be, and does further represent and advise that contemplated future phases or sell of surveyed tracts adjacent to the Subject Property is or may be subject of one or more liens and lien instruments which are filed of record in Bee County, Texas.

1.04 **DEFINITIONS INCLUDE THE FOLLOWING:**

(A) The term "**Owner**" shall refer to the record owner or holder, whether one (1) or more or whether masculine, feminine or neuter, of the record title to any portion of the acreage which comprises the Subject Property.

(B) The term "**Declarant**" shall refer to BELLA HOLDINGS, L.L.C., a Texas limited liability company, its legal representatives, successors and assigns, or Declarant's designated successors or assigns which shall assume all of the rights and responsibilities of Declarant herein.

(C) The term "**Committee**" shall refer to the **BELLA OAKS RANCH ROAD AND UTILITY MAINTENANCE COMMITTEE**.

(D) The term "**Association**" or "Owners Association" or "Landowners Association" shall refer to the **BELLA OAKS RANCH LANDOWNERS ASSOCIATION**.

(E) The terms "**Property**" or "**property**" and "**Subdivision**" shall include the Subject Property and any additional real property owned by the Declarant or Declarant's successors or assigns (whether by contract or title), now or in the future, as long as such additional real property is:

(i) contiguous or adjacent to the real property now constituting the BELLA OAKS RANCH as described herein or to any real property contiguous or adjacent to any such additional real property; and

(ii) to be subdivided by Declarant, its successors or assigns pursuant to a uniform plan or alternatively, by a plat filed of record in Bee County, Texas, and restrictions (supplemental or separate) are filed by Declarant indicating that such additional property will constitute an addition to the BELLA OAKS RANCH development; and

(iii) to be developed by Declarant in a manner consistent with the concept contemplated by this Declaration.

(F) The term "**adjacent property**" as used herein means additional real property as described above, and/or any additional real property of Declarant which is adjacent to the said original ranch tract.

1.05 Additional Real Property added by Supplemental or Separate Declaration of Restrictions. Such additional real property may become subject to this Declaration, by Declarant, without consent of any Member or Owner which consent is expressly waived by each Member and Owner, at any time and from time to time, adding to the Property by filing of record a Supplement to this Declaration, which shall extend the concept of the covenants, conditions and restrictions of this Declaration to such additional real property, PROVIDED, HOWEVER, that such Supplement may contain such complementary additions and modifications of the covenants, conditions and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as are now inconsistent with the concept of the restrictions, covenants and conditions. Declarant may make any such addition even though at the time such addition is made Declarant is not the owner of portion of the Property described in the original Plat. Each Supplement may designate the number of separate tracts comprising the properties added which are to constitute tracts, or such designation may be county platting regulations and laws, as well as the orderly development, use and conveyance of the original ranch property, Declarant reserves the right to plat and convey tracts and adjacent large tracts within the same or separate future phases, if any, of the BELLA OAKS RANCH development, and to designate by Supplement to this Declaration which of said tracts or larger tracts shall be subject to the terms and conditions of these Restrictions, including the submission or exclusion of said tracts or large tracts to the owners' association and/or road and maintenance conditions or obligations, and by the filing of applicable supplemental restrictions or separate restrictions as to such tracts or large tracts. By Supplement hereto, the Declarant reserves the right

to add additional road right of way easement(s) and thereby extend the road to other surveyed tracts within the Subject Property or adjacent property.

1.06 USE RESTRICTIONS SHALL INCLUDE THE FOLLOWING:

For the purpose of creating and carrying out a uniform plan of improvement and sale of the Property, and for the purpose of maintaining said Property as a restricted area, the following limitations, restrictions and conditions on the use of the Property are hereby established, adopted and imposed upon the Property and upon each parcel of land therein, to-wit:

- (1) All of the Property shall be used for private hunting, recreational, residential or agricultural purposes only.
- (2) No more than one (1) dwelling unit shall be permitted on the Property, and no further division of the Property will be permitted.
- (3) All outbuilding, barns, garages and/or stables shall be metal and be enclosed on not less than three (3) sides.
- (4) The Property shall be restricted for single family use. No dwelling, barn or structure shall be built or placed within 100 feet of the Easement Road, nor built on or within 100 feet from any property lines, nor should any structure be visible to adjacent landowner or as the natural landscape may allow.
- (5) Mobile homes or modular homes will be permitted and shall be regularly maintained in good working order, structurally sound and in original or updated condition. Recreational vehicle and camper trailers may be stored on the property and used for temporary lodging, including permitted use during whitetail deer hunting season, but not used for full time or permanent residential purposes (except for use while permanent dwelling is being constructed not to exceed two years).
- (6) Dogs and other pets shall not be allowed to range outside owner's Property, but shall be kept on leash or within fenced enclosure at all times.
- (7) No structure shall be moved onto any part of the Property unless approved in writing by the Grantor. Further, Grantor reserves architectural control that will not be unreasonably withheld.
- (8) The restricted tract owner will be responsible for seeing that Septic systems used in connection with buildings on the Property shall be of the type that will comply with all federal, state and county codes and ordinances and will be of the proper size for the constructed dwelling. No outdoor toilets may be constructed or maintained on the Property.
- (9) The restricted tract owner will be responsible for compliance with all government regulation and statutory requirements regarding the drilling and operation of the water well, if any.
- (10) No semi-auto or automatic weapons may be discharged on the property. Rim fire and center fire rifles, archery, pistol and shotgun discharge may be allowed as long as any/all discharge projectiles do not cross property lines or land on adjacent landowner property. Grantor is not responsible or liable and landowner will hold Grantor harmless and defend against any litigation that may arise from any hunting accidents or from the landowner's discharge of any weapon.

- (11) No part of the Property shall be used as a junkyard. No unlicensed vehicle shall be located on the Property at any time.
- (12) No noxious or offensive activity shall be allowed or maintained on any lot, nor shall anything be done which may be or become a nuisance. No commercial or clubs that engage in "pay for hunting, package or daily fee hunting." No sporting clay shooting or target clubs or permanent sporting clay equipment or facilities and target ranges.
- (13) Livestock may be kept on property after lot owner has provided a fence to keep livestock or fowl on property. Swine (pig or hog) is prohibited.
- (14) No high fence or game proof fence allowed on property.
- (15) No hunting blinds or stands may be placed on property lines or on the Easement Road.
- (16) No hunting on the Easement Road.
- (17) Hunting must be done under the terms, laws, limits and seasons as governed by the Texas State Parks and Wildlife.
- (18) No commercial hunting, trapping or paid for package or daily fee hunts allowed. No trapping or poisoning of any wildlife.
- (19) Every Owner will make a conscience effort to uphold good sportsmanship and conservationist practices and ethics toward wildlife and the improvement of the whitetail deer quality on the property.
- (20) No commercial businesses or business activities especially if the business is to the public.

**CREATION OF THE BELLA OAKS RANCH ROAD AND UTILITY MAINTENANCE
COMMITTEE & LANDOWNERS ASSOCIATION**

2.00 BELLA OAKS RANCH ROAD AND UTILITY MAINTENANCE COMMITTEE:

2.01 There is hereby created and activated the **BELLA OAKS RANCH ROAD AND UTILITY MAINTENANCE COMMITTEE** for the purpose of supervising, controlling, constructing and maintaining the road and utility Easement and for the further purpose of performing such other duties and responsibilities as are allocated under any of the other terms, conditions and provisions of this Declaration to or for the Association. The Committee is also given the authority to enforce the Declaration in any manner it deems appropriate and to act for the best interest of the **BELLA OAKS RANCH** development of Bee County, Texas. The initial member of the Committee shall be Declarant's manager, DAMON W. PERRIN. Thereafter and upon the sale of all of the acreage which comprises the Subject Property and/or property by BELLA HOLDINGS, L.L.C., the Committee shall be composed of three (3) members who shall be chosen by the Association as hereinafter provided. If any one (1) or more of the Committee fails, refuses or is unable to serve, the remaining members are hereby authorized to appoint a person or persons as replacement members. In the event all of the members of the Committee fail, refuse or are unable to serve, then the Association shall elect a new Committee, each Owner to have one (1) vote in such election for each acre of the Subject Property which said Owner owns.

2.02 LANDOWNERS ASSOCIATION: There is hereby created and established the **BELLA OAKS RANCH LANDOWNERS ASSOCIATION**. Each Owner is required to be and shall be a Member of the Association. By the acceptance of a Deed to any portion of the acreage which comprises the Subject Property, the Owner thereof personally agrees to be and becomes a Member of the Association and agrees to be and becomes bound and obligated by the terms, conditions and provisions of this Declaration. The Association shall be activated at such time as may be determined by the Declarant, in its sole and only discretion, but in no event shall such Association be activated later than thirty (30) days following the date that the Declarant has sold all of the acreage which comprises the Subject Property. A meeting of all of the Members of the Association shall be called within thirty days (30) following the date of the activation of the Association for the purpose of electing a new ROAD AND UTILITY MAINTENANCE COMMITTEE and conducting such others business may be properly brought before such meeting. Each Member shall be entitled to one (1) vote in the Association for each acre owned which comprises the Subject Property which said Member owns. When more than one (1) person owns an interest in any of the acreage which comprises the Subject Property, all persons shall be Members of the Association, but they shall collectively cast only one (1) vote for each acre which comprises the Subject Property which said Members own. The Association shall not be incorporated but shall act by simple majority vote in accordance with the terms, conditions and provisions of this Declaration; provided however, should a majority of the owners so elect for good cause, then the Association may become a corporation under the Texas Non-Profit Corporation Act, subject to its By-laws being substantially in compliance with the terms hereof.

3.0 ASSESSMENTS OR CHARGES

3.01 Annual Assessments. Each tract which comprises the Subject Property is subject to annual assessment or charge, as the case may be, assessed in an initial amount equal to fifteen cents (\$0.15) per acre per month against the Subject Property which is subject to the terms, conditions and provisions of this Declaration. The annual assessment attributed to each tract or owner of the remainder of the initial year following conveyance into that owner from BELLA HOLDINGS, L.L.C. as Declarant, shall commence at the conveyance of each tract to that owner from BELLA HOLDINGS, LLC, prorated and payable monthly for the remainder of that initial year. The annual assessment or charge, as the case may be, must be fixed at a uniform rate for all of the acreage which comprises the Subject Property. Except as to the initial year, any such annual assessment is made as of January 1 of the year in which the annual assessment is due. The Committee shall fix the amount of the annual assessment against each lot at least thirty (30) days before each January 1st. In the event the annual assessment is greater than the prior year, written notice of the annual assessment shall be sent to each tract owner subject thereto. The assessment shall be payable annually on or before January 31st; provided further, if such annual assessment shall be deemed delinquent and shall be subject to a late charge equal to ten percent (10%) of the amount of the annual assessment or charge, as the case may be. Provided however and unless otherwise provided by the Association or Committee, upon written application of a member or owner, that owner's annual assessment can be paid in twelve or fewer equal payments on not less than a monthly basis, which payments shall total the amount of the assessment and an additional ten percent (10%) accounting expense in lieu of the late charge.

3.02 Special Assessments. In addition to the annual assessments authorized above, and subject to the assent of fifty-one percent (51%) of the owners who are voting in person or by proxy at a meeting duly called for that purpose, the Committee may levy only as provided herein,

in any assessment year, a single special assessment applicable to that year only for the purpose of defraying, in whole or part, the expense and cost of any construction, renewal, maintenance, repair or replacement of the Easement, or road, and for any other purpose as may be deemed necessary or desirable by the Committee to maintain, operate or improve the Subdivision in the manner which it considers to be the greatest general benefit to the owners. Notice of the meeting called for this purpose shall be sent to all owners not less than fifteen (15) days nor more than fifty (50) days in advance of the meeting with the meeting to be held in Bee County, Texas as directed in the notice. Any such special assessment or charge, as the case may be, must be fixed at a uniform rate for all of the acreage which comprises the Subject Property.

4.0 **OBLIGATIONS OF THE OWNERS:**

4.01 **Payment of Assessment.** Each Owner of any portion of the acreage which comprises the Subject Property covenants and agrees, by dedication and approval herein, and/or by acceptance of a Deed to any such acreage or tract is deemed to covenant and agree to pay to the Association and Committee an annual assessment or charge, as the case may be, each year, as well as any special assessment duly authorized. The annual assessment and/or any special assessment or charge, together with interest, costs and reasonable attorneys fees, shall, to the full extent permitted by law, be a charge against and a lien upon that portion of the acreage which comprises the Subject Property owned or held by each respective Owner and shall be a continuing lien upon that portion of the acreage which comprises the Subject Property against which such annual assessment or charge, as the case may be, is made. Each such annual assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of that portion of the acreage which comprises the Subject Property against which such assessment is made at the time such assessment or charge, as the case may be, was due. The Committee is expressly authorized and may collect and administer all assessments or charges, as the case may be.

4.02 **Lien for Annual Assessment or Charge, as applicable.** The lien for any assessment or charge, as the case may be, shall be subordinate to the lien created by any first (1st) mortgage. The sale or transfer, as the case may be, of any portion of the acreage which comprises the Subject Property shall not affect the assessment or charge, as the case may be, lien, and such sale or transfer, as the case may be, shall be subject to such lien. No sale or transfer, as the case may be, shall relieve the Owner of any portion of the acreage which comprises the Subject Property against which such assessment or charge, as the case may be, is made from individual liability for the assessment or charge, as the case may be, made during the period of his or hers or its ownership and extinguishment of the lien shall not relieve such Owner of his or hers or its, personal obligation and liability.

No assessment or charge, as the case may be, lien shall be impressed against any portion of the acreage which comprises the Subject Property as long as The Veterans Land Board of the State of Texas holds record title thereto; provided however, that this only applies to purchases made under The Veterans Land Board of The State of Texas Program, only. However; any and all other enforceable means applicable laws under the State of Texas are not limited or waved.

5.00 **NOTICE AND RESERVATION, AND SPECIAL PROVISIONS:**

5.01 **Reservations as to Easement(s).** There is reserved unto Declarant and Declarant's successors and assigns the right to the use of the Easement described herein for purpose of access, ingress and egress, and for the installation and maintenance of utilities, and as provided herein and granted otherwise regarding said Easement, to and for the benefit of and access to any adjacent property or additional real property owned, now or in the future, by the Declarant or Declarant's successors or assigns. Provided however, an Owner other than Declarant shall not grant an easement to third parties for access to property not encompassed within or immediately adjacent to the Owner's Tract within the Subject Property, or an additional or adjacent property owned by that Owner and immediately adjacent to the Owner's Tract, without the written consent of the Declarant, or Declarant's successors in interest.

5.02 NOTICE: IT IS HEREBY EXPRESSLY AGREED AND UNDERSTOOD BY AND BETWEEN THE DECLARANT, EACH AND EVERY MEMBER OF THE ASSOCIATION AND THE ASSOCIATION, THAT NEITHER THE DECLARANT NOR ANY SUCH OWNER NOR THE ASSOCIATION HAS THE RIGHT TO REQUEST THE COUNTY OF BEE COUNTY, STATE OF TEXAS, TO SUPERVISE, CONTROL, CONSTRUCT OR MAINTAIN THE ROAD EASEMENT UNTIL SUCH TIME AS SAID ROAD EASEMENT HAS BEEN IMPROVED TO SUCH AN EXTENT THAT IT MEETS THE COUNTY SPECIFICATIONS FOR LIKE OR SIMILAR ROADS THAT ARE IN EXISTENCE AT THE TIME ANY SUCH REQUEST BE MADE.

6.0 **GENERAL PROVISIONS:**

6.01 The Declarant or any Owner shall have the right to enforce by any legal proceeding at law or in equity, as the case may be, all of the covenants, conditions and restrictions now or hereinafter imposed under and by virtue of the terms, conditions and provisions of this Declaration. Failure to enforce any covenant, condition or restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter.

6.02 Invalidation of anyone (1) or more of the covenants, conditions or restrictions contained in this Declaration by judgment and/or court order and/or otherwise, as the case may be, shall in no way affect any of the other covenants, conditions and restrictions herein contained, and all such other covenants, conditions and restrictions herein contained shall remain in full force and effect.

6.03 The terms, conditions and provisions of this Declaration shall be liberally construed and interpreted to effectuate its purpose of protecting the value and desirability of the Subject Property and of supervising, controlling, constructing and maintaining the Easement and/or other responsibilities as provided herein of the Committee or Association.

6.04 The terms, conditions and provisions of this Declaration shall run with and bind the Subject Property and shall inure to the benefit of and be enforceable by the Declarant or the Owner of any of the acreage which comprises the Subject Property, as the case may be, and their respective legal representatives, successors, and assigns, and shall be effective for twenty (20) years from the date of this Declaration, after which time the terms, conditions, and provisions of this Declaration shall be automatically extended for successive periods of ten (10) years. The terms, conditions and provisions of this Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Owners of the acreage which comprises the Subject property and thereafter by an instrument signed by not less than seventy-five (75%) of the Owners of the acreage which comprises the Subject Property. These Deed Restrictions may be amended by the Declarant without joinder for four (4) years after

filing hereof by Declarant if said amendment does not materially affect the owners and serves (i) to correct a minor error or errors herein, and/or (ii) for the reasonable improvement of the Subdivision. No amendment shall be effective until recorded in the Office of the County Clerk of Bee County, Texas, nor until the approval of any governmental regulatory body which is required shall have been obtained.

6.05 The liability of any Owner of any of the acreage which comprise the Subject Property for performance of any of the terms, conditions and provisions of this Declarations shall terminate upon sale and/or transfer and/ or assignment and/or other divestiture, as the case may be, of said Owner's entire interest in and to his respective portion of any of the acreage which comprises the Subject Property with respect to any obligations arising from and after the date of such sale and/or transfer and/or assignment and/or other divestiture, as the case may be.

6.06 As used in this Declaration, the singular shall include the plural and the masculine shall include the feminine and the neuter unless the context requires the contrary. All headings are not a part hereof and shall not affect the interpretation of any of the terms, conditions and provisions of this Declaration.

6.07 The grant and conveyance of the herein dedication and easement(s) are made and accepted subject to all restrictions, reservations, covenants, terms, conditions, rights-of-way. and easements now outstanding and of record in Bee County, Texas, if any, as same shall in any way affect the property or the grant and easement herein conveyed. Further, this declaration, including the grant and conveyance of the herein dedication and/or easement, is subject to any local, district, state or federal regulation or law as same shall in any way affect the Property, or the Easement.

6.08 This Declaration, as well as any supplement or amendment thereto and any valid action or directive, as the case may be, made under and by virtue of it, shall be binding upon the Declarant and the Owners of any of the acreage which comprises the Subject Property, their legal representatives, successors and assigns.

Witness my hands, the Declarant on the Effective Date hereof, the _____ day of _____, 2010.

Further, this declaration, including the grant and conveyance of the herein dedication

BELLA HOLDINGS, LLC, a Texas Limited Liability Company

By _____
Damon W. Perrin, Manager

THE STATE OF TEXAS §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2010, by Damon W. Perrin, the Manager of BELLA HOLDINGS, LLC, a Texas Limited Liability Company.

Notary Public, in and for
STATE OF TEXAS

After Recording, Please Return to:
Bella Holdings, LLC
101 Cedar Dr., Suite E
Portland, TX 78374