

**AMENDED MANAGEMENT CERTIFICATE
OF
HUNTERS MILL ASSOCIATION, INC.**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Hunters Mill Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: Hunters Mill
2. The name of the Association: Hunters Mill Association, Inc., a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Subdivision Plat Establishing Hunters Mill recorded at Document No. 97-0115300, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Hunters Mill recorded at Document No. 97-0115301, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Hunters Mill recorded at Document No. 97-0115302, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Hunters Mill Unit 2 recorded at Document No. 98-0084205, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Hunters Mill Unit 2 recorded at Document No. 20180119882, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Hunters Mill Unit 3 recorded at Document No. 99-0037254, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Protective Covenants for Hunters Mill Unit 1 recorded under Document No. 97-0139490, Official Public Records of Bexar County, Texas.

Annexation Declaration for Hunters Mill Unit 2 recorded under Document No. 98-0089717, Official Public Records of Bexar County, Texas.

Annexation Declaration for Hunters Mill Unit 3 recorded under Document No. 99-0042626, Official Public Records of Bexar County, Texas.

Affidavit for Filing Dedicatory Instruments: Swimming Pool Enclosure Guidelines, Religious Item Display Guidelines, Bid Solicitation Process for Hunters Mill

recorded under Document No. 20210259055, Official Public Records of Bexar County, Texas.

Bylaws of Hunters Mill recorded under Volume No. 7197, Pg. 1127-1136 Official Public Records of Bexar County, Texas.

Deed Without Warranty for Hunters Mill recorded under Document No. 20180119882, Official Public Records of Bexar County, Texas.

Administrative Resolution No. 2009001 Collection Policy for Hunters Mill recorded under Document No. 20110227600, Official Public Records of Bexar County, Texas.

Administrative Resolution No. 2004002 Administrative Resolution for Hunters Mill recorded under Document No. 20110227600, Official Public Records of Bexar County, Texas.

Administrative Resolution No. 20150101 Re Approved Paint Colors/Enforcement of Article 2: Architectural Control for Hunters Mill recorded under Book 17047, Pg. 1170, Official Public Records of Bexar County, Texas.

Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Assessment Collection Delinquent Account Policy for Hunters Mill recorded under Document No. 20110227600, Official Public Records of Bexar County, Texas.

Architectural Guidelines for Hunters Mill recorded under Document No. 20110227600, Official Public Records of Bexar County, Texas.

Collection Policy 12 Step Resolution for Hunters Mill Unit 3 recorded under Document No. 20130145114, Official Public Records of Bexar County, Texas.

Uncurable Violation Enforcement Policy, Electronic and Telephonic Action Policy, Payment Plan Policy, Standby Electric Generators Guidelines, Solar Energy Device Guidelines for Hunters Mill recorded under Document No. 20160022578, Official Public Records of Bexar County, Texas.

Resolution of the Board of Directors for Hunters Mill Collection Policy and Schedule recorded under Document No. 20170208458, Official Public Records of Bexar County, Texas.

Billing Policy and Payment Plan Guidelines for Hunters Mill recorded under Document No. 20180105158, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Hunters Mill Association, Inc.,
c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX
78258

6. The name, mailing address, telephone number and email address of the
Association's Designated Representative:

Lifetime HOA Management, LLC, 18585 Sigma Rd., Ste. 104, San Antonio, TX
78258, Phone: (210) 504-8484; Email: Contact@LifetimeHOAManagement.com.

7. Website where Dedicatory Instruments of the Association are located:

Website: <https://lifetimehoamanagement.com>

Homeowner must register onto the Homeowner Portal to Access.

8. Fees charged by the Association for a property transfer within the Subdivision:

Per lot is due to Lifetime HOA Management at the closing of the sale of each lot
Owner to Owner Sale:

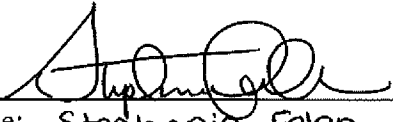
- Administrative Transfer Fee: \$200
- Resale Certificate Package:
 - 5 business day turn around: \$375
 - 3 business day turn around: \$375 plus Rush Fee of \$110
 - 1 business day turn around: \$375 plus Rush Fee of \$135
- Statement of Account Only:
 - 5 business day turn around: \$200
 - 3 business day turn around: \$325
 - 1 business day turn around: \$335
 - **Update for Statement of Account is Free up to 14 days.**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[Signature Page to follow]

EXECUTED to be effective on the date this instrument is Recorded.

Hunters Mill Association, Inc.,
a Texas non-profit corporation

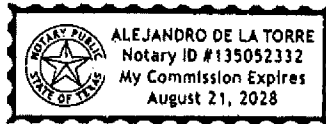
By: 
Name: Stephanie Felan
Title: Managing Agent

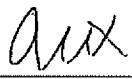
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 31st day of July 2025, by
Stephanie Felan, the Managing Agent of Hunters Mill Association, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250140253
Recorded Date: July 31, 2025
Recorded Time: 4:21 PM
Total Pages: 5
Total Fees: \$37.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/31/2025 4:21 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk