

**AMENDED MANAGEMENT CERTIFICATE
OF
AMHURST SUBDIVISION HOMEOWNERS ASSOCIATION**

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

1. The name of the Subdivision: Amhurst
2. The name of the Association: Amhurst Subdivision Homeowners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Subdivision Plat Establishing American Lotus Subdivision, Unit 1 for Amhurst recorded at Document No. 20070149129, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing American Lotus Subdivision, Unit 2 for Amhurst recorded at Document No. 20110140466, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing American Lotus Subdivision, Unit 3 for Amhurst recorded at Document No. 20140036281, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing American Lotus Subdivision, Unit 4 for Amhurst recorded at Document No. 20150024935, Official Public Records of Bexar County, Texas.

Exhibit of Proposed 20' Wide Permanent Sanitary Sewer Easement for Amhurst recorded at Document No. 20210352522, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Amhurst recorded under Document No. 20050248578, Official Public Records of Bexar County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Amhurst recorded under Document No. 20070211835, Official Public Records of Bexar County, Texas.

Release of Right of Annexation Under Declaration of Covenants, Conditions, and Restrictions for Amhurst recorded under Document No. 2013015033, Official Public Records of Bexar County, Texas.

Declaration of Annexation (American Lotus Subdivision, Unit 1) for Amhurst recorded under Document No. 20070211836, Official Public Records of Bexar County, Texas.

Declaration of Annexation (American Lotus Subdivision, Unit 3) for Amhurst recorded under Document No. 20140051671, Official Public Records of Bexar County, Texas.

Declaration of Annexation (American Lotus Subdivision, Unit 4) for Amhurst recorded under Document No. 20150033237, Official Public Records of Bexar County, Texas.

Declaration of Annexation (Potranco Subdivision, Unit 2) for Amhurst recorded under Document No. 20060011618, Official Public Records of Bexar County, Texas.

Declaration of Annexation (Potranco Subdivision, Unit 3) for Amhurst recorded under Document No. 20060164592, Official Public Records of Bexar County, Texas.

Declaration of Annexation (Potranco Subdivision, Unit 4) for Amhurst recorded under Document No. 20060188183, Official Public Records of Bexar County, Texas.

Bylaws for Amhurst recorded under Vol. 13650, Page 495, Official Public Records of Bexar County, Texas.

Articles of Incorporation for Amhurst recorded under Vol. 14351, Page 179, Official Public Records of Bexar County, Texas.

Records Inspection Policy, Payment Plan Policy, Membership Voting Policy, E-mail Registration Policy, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Flag Display Guidelines, Drought- Resistant Landscaping and Natural Turf Guidelines, Assessment Collection Policy, Assessment Collection Schedule, Violation Enforcement Resolution, Violation Schedule, Application of Payments Policy, Conflict of Interest Policy, Guidelines for Land Use of Adjacent Lots, Records Retention Policy, for Amhurst recorded under Document No. 20140027771, Official Public Records of Bexar County, Texas.

Pool Address: 11702 Dogwood Tree, San Antonio, TX 78245 for Amhurst recorded under Document No. 20200019098, Official Public Records of Bexar County, Texas.

Compliance and Force Maintenance Policy for Amhurst recorded under Document No. 20230064886, Official Public Records of Bexar County, Texas.

Architectural Control Committee Designs Policy for Amhurst recorded under Document No. 20230144522, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Amhurst Subdivision Homeowners Association, 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:

Developer Pricing: Resale Certificate and Transfer Fee of \$375.00 per lot is due to Lifetime HOA Management at the closing of the sale of each lot.

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.

Amhurst Subdivision Homeowners Association,
a Texas non-profit corporation

By: Heather Brown
Name: Heather Brown
Title: Managing Agent

THE STATE OF TEXAS §

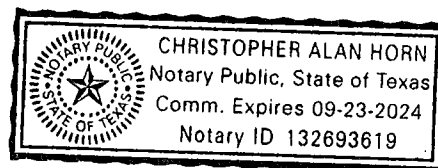
COUNTY OF BEXAR §

This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Amhurst Subdivision Homeowners Association., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

CA Horn

Notary Public Signature



File Information

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

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Recorded Date: November 09, 2023
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 11/9/2023 2:34 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk