

**AMENDED MANAGEMENT CERTIFICATE
OF
SHORELINE PARK RESIDENTIAL COMMUNITY**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Shoreline Park Residential Community, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: Shoreline Park
2. The name of the Association: Shoreline Park Residential Community, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

 Phase 1 Plat Map for Shoreline Park recorded under Document No. 2021- 361426, Official Public Records of Kendall County, Texas.

 Phase 2 Plat Map for Shoreline Park recorded under Document No. 2021- 2021-361470, Official Public Records of Kendall County, Texas.
4. The recording data for the Declaration:

 Community Manual for Shoreline Park recorded under Document No. 2022-366798, Official Public Records of Kendall County, Texas.

 Declaration of Covenants, Conditions and Restrictions for Shoreline Park recorded under Document No. 00339445, Official Public Records of Kendall County, Texas.

 First Amendment to Declaration of Covenants, Conditions and Restrictions for Shoreline Park recorded under Document No. 00340245, Official Public Records of Kendall County, Texas.

 Adoption of Working Capital Assessment for Shoreline Park recorded under Document No. 2022-366799, Official Public Records of Kendall County, Texas.

 Deed Without Warranty Common Areas Phase One for Shoreline Park recorded under Document No. 2022-384006, Official Public Records of Kendall County, Texas.
5. The name and mailing address of the Association: Shoreline Park Residential Community, 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.

Shoreline Park Residential Community,
a Texas non-profit corporation

By: 
Name: Heather Brown
Title: Managing Agent

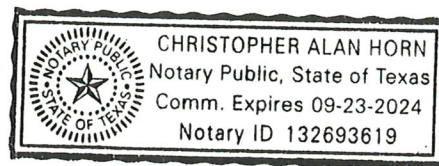
THE STATE OF TEXAS §

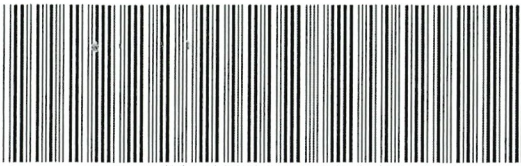
COUNTY OF KENDALL §

This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Shoreline Park Residential Community, a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature





VG-133-2023-384847

Kendall County
Denise Maxwell
Kendall County Clerk

Instrument Number: 384847

Real Property Recordings

Recorded On: November 16, 2023 11:38 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00



***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 384847
Receipt Number: 20231116000018
Recorded Date/Time: November 16, 2023 11:38 AM
User: Harriet S
Station: cclerk01

Record and Return To:

LIFETIME HOA MANAGEMENT
18585 SIGMA ROAD #104

SAN ANTONIO TX 78258



STATE OF TEXAS
Kendall County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell