

**AMENDED MANAGEMENT CERTIFICATE  
OF  
INDIAN SPRINGS RESIDENTIAL COMMUNITY, INC.**

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

1.     The name of the Subdivision: The Preserve at Indian Springs
1.     The name of the Association: Indian Springs Residential Community, Inc., a Texas nonprofit corporation.
2.     The recording data for the Subdivision:

Master Declaration of Covenants, Conditions and Restrictions for The Preserve at Indian Springs recorded at Document No. 20040250737, Official Public Records of Bexar County, Texas.

The recording data for the Declaration:

Master Declaration of Covenants, Conditions and Restrictions for The Preserve at Indian Springs recorded at Document No. 20040250737, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for The Preserve at Indian Springs Tract A recorded at Document No. 20050001820, Official Public Records of Bexar County, Texas.

Notice of Applicability Unit 2 Phase 1 for The Preserve at Indian Springs recorded at Document No. 20060283204, Official Public Records of Bexar County, Texas.

Notice of Applicability Unit 2 Phase 3 for The Preserve at Indian Springs recorded at Document No. 20100104678, Official Public Records of Bexar County, Texas.

Notice of Applicability Unit 3 Phase 2 for The Preserve at Indian Springs recorded at Document No. 20110216316, Official Public Records of Bexar County, Texas.

Bylaws for The Preserve at Indian Springs recorded at Document No. 20110049820, Official Public Records of Bexar County, Texas.

First Amendment to the Bylaws for The Preserve at Indian Springs recorded at Document No. 20150210177, Official Public Records of Bexar County, Texas.

Assignment of Declarant's Right as to the Design Review Committee for The Preserve at Indian Springs recorded at Document No. 20160050044, Official Public Records of Bexar County, Texas.

Design Guidelines for The Preserve at Indian Springs recorded at Document No. 20160222091, Official Public Records of Bexar County, Texas.

Standby Electric Generator Policy for The Preserve at Indian Springs recorded at Document No. 20160050044, Official Public Records of Bexar County, Texas.

Governing Documents Enforcement and Fine Policy for The Preserve at Indian Springs recorded at Document No. 20190168236, Official Public Records of Bexar County, Texas.

Social Media Policy for The Preserve at Indian Springs recorded at Document No. 20160167998, Official Public Records of Bexar County, Texas.

Basketball Court Rules and Regulations for The Preserve at Indian Springs recorded at Document No. 20200125460, Official Public Records of Bexar County, Texas.

Closed Circuit Camera Policy for The Preserve at Indian Springs recorded at Document No. 20190101409, Official Public Records of Bexar County, Texas.

Collection Policy for The Preserve at Indian Springs recorded at Document No. 20160183481, Official Public Records of Bexar County, Texas.

Communication Committee Charter for The Preserve at Indian Springs recorded at Document No. 20190101412, Official Public Records of Bexar County, Texas.

Community Events Committee Charter for The Preserve at Indian Springs recorded at Document No. 20190168235, Official Public Records of Bexar County, Texas.

Financial Advisory Committee Charter for The Preserve at Indian Springs recorded at Document No. 20190101408, Official Public Records of Bexar County, Texas.

Fire Policy for The Preserve at Indian Springs recorded at Document No. 20190168234, Official Public Records of Bexar County, Texas.

Landscape and Beautification Committee Charter for The Preserve at Indian Springs recorded at Document No. 20190101411, Official Public Records of Bexar County, Texas.

3. The name and mailing address of the Association: Indian Springs Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX 78258

4. 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](mailto:Contact@LifetimeHOAManagement.com).

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

Website: <https://lifetimehoamanagement.com>

Homeowner must register onto the Homeowner Portal to Access.

6. 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.

**Indian Springs Residential Community, Inc.,**  
a Texas non-profit corporation

By: Mikaela Lewis  
Name: Mikaela Lewis  
Title: Managing Agent

THE STATE OF TEXAS                   §

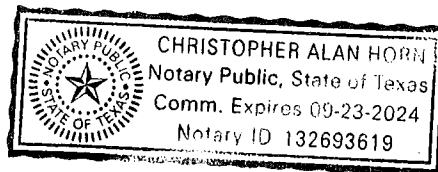
COUNTY OF BEXAR                   §

This instrument was acknowledged before me on 19th day of December 2023, by Mikaela Lewis, the Managing Agent of Indian Springs Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

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Notary Public Signature



**File Information**

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

**Document Number:** 20230230821  
**Recorded Date:** December 20, 2023  
**Recorded Time:** 8:31 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* 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: 12/20/2023 8:31 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk