

**FIRST AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MR COMMUNITY ASSOCIATION, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR MR COMMUNITY ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 20150175305, 2016003117, 20210293227 AS CORRECTED BY 20210342716 AND 20210310527, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of MR Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Miller Ranch.
2. The name of the Association: MR Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Miller Ranch [South], recorded under Document No. 20150150366, Official Public Records of Bexar County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: MR Community Association, Inc., c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Lifetime HOA Management
Attn:	Rey Saucedo
Mailing Address:	18585 Sigma Rd., Ste. 104, San Antonio, Texas 78258
Telephone Number:	210-504-8484
Email Address:	contact@lifetimehoamanagement.com

7. Website to access the Association's dedicatory instruments: [www.lifetimehoamanagement.com](http://www.lifetimehoamanagement.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00.

Conveyance Processing Fee - \$325.00.

Resale Certificate Fee - \$310.00.

Statement of Account - \$250.00.

Closing Document Rush Fee - \$200.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

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

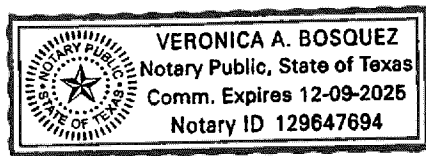
MR COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation

By: Cathy Teague  
Name: Cathy Teague  
Title: HDA President

STATE OF TEXAS           §  
  §  
COUNTY OF Bexar       §

This instrument was acknowledged before me this 14<sup>th</sup> day of September 2023 by Cathy Teague President of MR Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Veronica A. Bosquez  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

MR COMMUNITY ASSOCIATION, INC. FIRST AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Miller Ranch [South], recorded as Document No. 20150150366, Official Public Records of Bexar County, Texas.
2. Miller Ranch [South] Community Manual, recorded as Document No. 20150150590, Official Public Records of Bexar County, Texas.
3. Miller Ranch Design Guidelines, recorded as Document No. 20150150629, Official Public Records of Bexar County, Texas.
4. Partial Assignment of Declarant's Rights - Miller Ranch [South], recorded as Document No. 20150150717, Official Public Records of Bexar County, Texas.
5. Miller Ranch [South] Adoption of Working Capital Assessment, recorded as Document No. 20150150748, Official Public Records of Bexar County, Texas.
6. Miller Ranch [South] Notice of Plat Recordation – Unit 6B, recorded as Document No. 20150150781, Official Public Records of Bexar County, Texas.
7. Miller Ranch [South] Notice of Plat Recordation – Unit 3 and Unit 6A, recorded as Document No. 20150150798, Official Public Records of Bexar County, Texas.
8. Notice of Plat Recordation, recorded as Document No. 20160241425, Official Public Records of Bexar County, Texas.
9. Notice of Plat Recordation, recorded as Document No. 20170216475, Official Public Records of Bexar County, Texas.
10. Notice of Addition of Land to Miller Ranch [South] [Unit 7B], recorded as Document No. 20180073582, Official Public Records of Bexar County, Texas.
11. Miller Ranch First Supplement to Community Manual Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as Document No. 20210293218, Official Public Records of Bexar County, Texas.
12. Notice of Addition of Land to Miller Ranch [South], recorded as Document No. 20210315202, Official Public Records of Bexar County, Texas.
13. Miller Ranch Supplemental Policies, recorded as Document No. 20230171403, Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20230171691  
**Recorded Date:** September 15, 2023  
**Recorded Time:** 3:11 PM  
**Total Pages:** 5  
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**\*\* 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: 9/15/2023 3:11 PM



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