

**AMENDED MANAGEMENT CERTIFICATE
OF
SA FRONT GATE HOMEOWNERS ASSOCIATION, INC.**

This document supersedes all previous Management Certificates. The undersigned, being an officer of SA Front Gate Homeowners 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: SA Front Gate
2. The name of the Association: SA Front Gate Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Subdivision Plat Establishing Front Gate Unit 2B recorded at Document No. 20200122160, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Front Gate Unit 3 recorded at Document No. 20130182990, Official Public Records of Bexar County, Texas.

Amending Plat for Front Gate Unit 3 recorded at Document No. 20140101161, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Front Gate Unit 4 recorded at Document No. 20200240486 and 20200240487, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Front Gate Unit 6 recorded at Document No. 20220238402, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Front Gate Unit 8 recorded at Document No. 20130183000, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Front Gate Unit 9 recorded at Document No. 20170105678, Official Public Records of Bexar County, Texas.

Vacate and Subdivision Plat Establishing Front Gate Unit 10 recorded at Document No. 20150203036, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions, Easements and Restrictions for Font Gate Unit 1 recorded under Document No. 20120238614, Official Public Records of Bexar County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 2A
recorded under Document No. 20160133320, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 2B
recorded under Document No. 20210264171, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 3
recorded under Document No. 20130210904, Official Public Records of Bexar
County, Texas.

Amended and Restated Certificate of Annexation and Supplemental Declaration
for Front Gate Unit 3 recorded under Document No. 20140101790, Official Public
Records of Bexar County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 4
recorded under Document No. 20200245287, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 5
recorded under Document No. 20210126026, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 6
recorded under Document No. 20220282072, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 7
recorded under Document No. 20220131306, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 8
recorded under Document No. 20130211240, Official Public Records of Bexar
County, Texas.

Amended and Restated Certificate of Annexation and Supplemental Declaration
for Front Gate Unit 8 recorded under Document No. 20140101791, Official Public
Records of Bexar County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 9
recorded under Document No. 20170108238, Official Public Records of Bexar
County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 10 recorded under Document No. 20150204560, Official Public Records of Bexar County, Texas.

Certificate of Annexation and Supplemental Declaration for Front Gate Unit 12 recorded under Document No. 20180016574, Official Public Records of Bexar County, Texas.

Document Retention, Access, Production and Copying Policy, Collection Policy and Payment Plan Guidelines for Front Gate recorded under Document No. 20130230980, Official Public Records of Bexar County, Texas.

Resolution of The Board of Directors of SA Front Gate Regarding Records Production, Copying, and Retention recorded under Document No. 20240102221, Official Public Records of Bexar County, Texas.

Violations Enforcement and Fines Policy for SA Front Gate recorded under Document No. 20230229036, Official Public Records of Bexar County, Texas.

SA Front Gate Social Committee Charter recorded under Document No. 20230084944, Official Public Records of Bexar County, Texas.

Special Warranty Deed for SA Front Gate recorded under Document No. 20180069149, Official Public Records of Bexar County, Texas.

Drainage Easement for SA Front Gate recorded under Document No. 20230139466, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: SA Front Gate Homeowners 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.**
- Capital Improvement Fee
 - \$500

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.

SA Front Gate Homeowners Association, Inc.,
a Texas non-profit corporation

By: _____

Name: Stephanie Felan

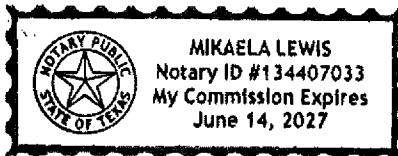
Title: Managing Agent

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 29th day of July 2025, by Stephanie Felan, the Managing Agent of SA Front Gate Homeowners 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: 20250138509
Recorded Date: July 29, 2025
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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: 7/29/2025 4:36 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk