

**AMENDED MANAGEMENT CERTIFICATE
OF
SPRING GROVE COMMUNITY ASSOCIATION, INC.**

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

Community Manual for Spring Grove recorded at Document No. 20220186971, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Spring Grove recorded under Document No. 20220186087, Official Public Records of Bexar County, Texas.

Bylaws for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Fine and Enforcement Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Assessment Collection Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Records Inspection, Copying, and Retention Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Statutory Notice of Posting and Recordation of Association Governing Documents Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Email Registration Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Generator Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Religious Display Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Pool Fencing and Security Devices/Fences Policy for Spring Grove recorded under Document No. 20220186971, Official Public Records of Bexar County, Texas.

Adoption of Working Capital Assessment for Spring Grove recorded at Document No. 20220186621, Official Public Records of Bexar County, Texas.

Force Maintenance Policy for Spring Grove recorded under Document No. 20240194360, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Spring Grove Community 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:

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.**

Working Capital Assessment - \$250

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.

Spring Grove Community Association, Inc.,
a Texas non-profit corporation

By: Kelly Anderson
Name: Kelly Anderson
Title: Managing Agent

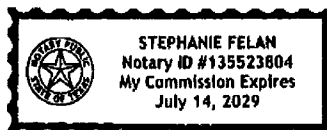
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 16 day of October 2025, by
Kelly Anderson, the Managing Agent of Spring Grove Community Association,
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Stephanie Felan
Notary Public Signature



File Information

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

Document Number: 20250193087
Recorded Date: October 16, 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: 10/16/2025 4:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk