

4
131

**AMENDED MANAGEMENT CERTIFICATE
OF
N.B. AVERY PARK HOMEOWNERS ASSOCIATION, INC.**

This document supersedes all previous Management Certificates. The undersigned, being an officer of N.B. Avery Park 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: Avery Park
2. The name of the Association: N.B. Avery Park Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the Subdivision:
Community Manual for Avery Park recorded under Document No. 11-21258, Official Public Records of Guadalupe County, Texas.
4. The recording data for the Declaration:
Community Manual for Avery Park recorded under Document No. 11-21258, Official Public Records of Guadalupe County, Texas.
Amended and Restated Community Manual for Avery Park recorded under Document No. 2017003636, Official Public Records of Guadalupe County, Texas.
Declaration of Covenants, Conditions and Restrictions Units 1, 2, & 5 for Avery Park recorded under Document No. 07-02027, Official Public Records of Guadalupe County, Texas.
First Amendment to Declaration of Covenants, Conditions and Restrictions for Avery Park recorded under Document No. 07-03725, Official Public Records of Guadalupe County, Texas.
Amended and Restated Declaration to Declaration of Covenants, Conditions and Restrictions Units 1, 2, 5, and 8 for Avery Park recorded under Document No. 07-15469, Official Public Records of Guadalupe County, Texas.
Declaration of Use Restrictions Units 1, 2, & 5 for Avery Park recorded under Document No. 07-02028, Official Public Records of Guadalupe County, Texas.
Declaration of Use Restrictions Unit 3 for Avery Park recorded under Document No. 08-022917, Official Public Records of Guadalupe County, Texas.
Declaration of Use Restrictions Units 7 for Avery Park recorded under Document No. 13-002639, Official Public Records of Guadalupe County, Texas.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Unit 3 for Avery Park recorded under Document No. 08-022916, Official Public Records of Guadalupe County, Texas.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Unit 4 for Avery Park recorded under Document No. 10-009843, Official Public Records of Guadalupe County, Texas.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Unit 6 for Avery Park recorded under Document No. 11-013194, Official Public Records of Guadalupe County, Texas.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Unit 8 for Avery Park recorded under Document No. 07-02711, Official Public Records of Guadalupe County, Texas.

Bylaws for Avery Park recorded under Document No. Vol2876 PG0203-0212, Official Public Records of Guadalupe County, Texas.

Collections Policy for Avery Park recorded under Document No. 202399020445, Official Public Records of Guadalupe County, Texas.

Swimming Pool Enclosure Guidelines, Bid Solicitation Process, Religious Item Display Guidelines, Billing Policy and Payment Plan Guidelines for Avery Park recorded under Document No. 202199040414, Official Public Records of Guadalupe County, Texas.

Supplemental Policies Fine & Enforcement Policy and Collections Policy for Avery Park recorded under Document No. 202499004487, Official Public Records of Guadalupe County, Texas.

5. The name and mailing address of the Association: N.B. Avery Park 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.**

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.

N.B. Avery Park Homeowners Association, Inc.,
a Texas non-profit corporation

By: 
Name: Sydney Flores
Title: Managing Agent

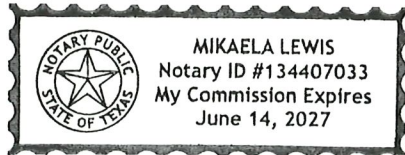
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the 1st day of April 2024, by Sydney Flores, the Managing Agent of N.B. Avery Park Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature



FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499008871
Recorded On: April 22, 2024 12:52 PM
Total Pages: 5
Total Fees: \$37.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240422000105
User: Amanda D
Station: Recording1

Return To:
ENV-Lifetime HOA Management, LLC
18585 SIGMA RD STE 104

SAN ANTONIO TX 78258

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX