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**AMENDED MANAGEMENT CERTIFICATE  
OF  
VENADO CROSSING HOMEOWNERS ASSOCIATION**



This document supersedes all previous Management Certificates. The undersigned, being an officer of Venado Crossing Homeowners Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: Venado Crossing
2. The name of the Association: Venado Crossing Homeowners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Declaration of Covenants, Conditions and Restrictions for Venado Crossing recorded under Document No. 201999025493, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Annexation for Venado Crossing Unit 3 recorded under Document No. 202199019087, Official Public Records of Guadalupe County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Venado Crossing recorded under Document No. 201999025493, Official Public Records of Guadalupe County, Texas.

Notice of Filing of Dedicatory Instruments for Venado Crossing recorded under Document No. 201999026995, Official Public Records of Guadalupe County, Texas.

First Amendment to Notice of Filing of Dedicatory Instruments for Venado Crossing recorded under Document No. 202099021982, Official Public Records of Guadalupe County, Texas.

Special Warranty Deed for Venado Crossing recorded under Document No. 202399022912, Official Public Records of Guadalupe County, Texas.

5. The name and mailing address of the Association: Venado Crossing Homeowners Association, 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.**

Capital Improvement Fee:

- \$300

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.

**Venado Crossing Homeowners Association,**  
a Texas non-profit corporation

By: Heather Brown  
Name: Heather Brown  
Title: Managing Agent

THE STATE OF TEXAS           §

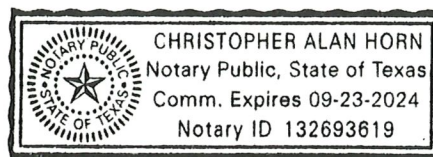
COUNTY OF GUADALUPE       §

This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Venado Crossing Homeowners Association., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Christopher Alan Horn

Notary Public Signature



**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399028119  
**Recorded On:** November 15, 2023 02:12 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

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.

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

**Receipt Number:** 20231115000139  
**User:** Victoria D  
**Station:** Recording3

**Return To:**  
LIFETIME HOA MANAGEMENT  
18585 SIGMA RD SUITE #104

SAN ANTONIO TX 78258

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**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