

**AMENDED MANAGEMENT CERTIFICATE
OF
CLAUSSEN'S CREST (SAN ANTONIO) HOMEOWNERS ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Claussen's Crest (San Antonio), and in accordance with Section 82.001 of the Texas Uniform Condominium Act Code, does hereby certify as follows:

1. The name of the Subdivision: Iron Mountain Ranch
2. The name of the Association: Claussen's Crest (San Antonio) Homeowners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Declaration of Covenants, Conditions and Restrictions for Iron Mountain Ranch recorded under Document No. 20030011631, Official Public Records of Bexar County, Texas.

Annexation Declaration for Iron Mountain Ranch Unit 2 recorded under Document No. 20060191111, Official Public Records of Bexar County, Texas.

Annexation Declaration for Iron Mountain Ranch Unit 3 recorded under Document No. 20060191120, Official Public Records of Bexar County, Texas.

Property Maintenance Guidelines for Claussen's Crest recorded under Document No. 20120060081, Official Public Records of Bexar County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Iron Mountain Ranch recorded under Document No. 20030011631, Official Public Records of Bexar County, Texas.

Declaration of Protective Covenants for Iron Mountain Ranch recorded under Document No. 20090204000, 20080011098, Official Public Records of Bexar County, Texas.

First Amendment to Bylaws for Iron Mountain Ranch recorded under Document No. 20120060080, Official Public Records of Bexar County, Texas.

Community Manual for Iron Mountain Ranch recorded under Document No. 20110232997, Official Public Records of Bexar County, Texas.

Special Charges for Violations Resolution for Iron Mountain Ranch recorded under Document No. 20120060082, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Claussen's Crest (San Antonio) 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:

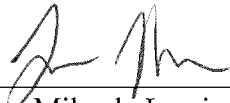
Per lot is due to Lifetime HOA Management at the closing of the sale of each lot Owner to Owner Sale:
 - Administrative Transfer Fee: \$200
 - Resale Certificate Package:
 - 5 business day turn around: \$375
 - 3 business day turn around: \$375 plus Rush Fee of \$110
 - 1 business day turn around: \$375 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.

**Claussen's Crest (San Antonio) Homeowners
Association,**
a Texas non-profit corporation

By: 
Name: Mikaela Lewis
Title: Managing Agent

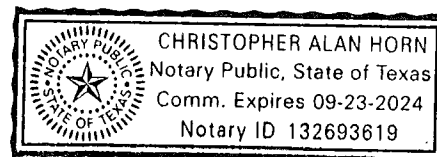
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 6 day of March 2022, by Mikaela Lewis, the Managing Agent of Claussen's Crest (San Antonio) Homeowners Association., 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: 20230206936
Recorded Date: November 09, 2023
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Total Fees: \$34.00

**** 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: 11/9/2023 3:08 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk