

**AMENDED MANAGEMENT CERTIFICATE
OF
MENGER SPRINGS HOMEOWNERS ASSOCIATION**

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

Subdivision Plat of Menger Springs, Unit-3A recorded under Document No. 00309201, Pg 266, Official Public Records of Kendall County, Texas.

Subdivision Plat of Menger Springs, Unit-3A recorded under Document No. 00309201, Pg 266, Official Public Records of Kendall County, Texas.

Subdivision Plat Establishing Rosillo Ranch Phase 2 and 3 recorded at Volume 20002, Pages 1086-1089, Plat Records of Bexar County, Texas.
4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions Restrictions for Menger Springs recorded under Document No. 00185784, Official Public Records of Kendall County, Texas.

By-laws of Menger Springs Homeowners Association recorded under Document No. 00195206 Pg 270-281, Official Public Records of Kendall County, Texas.

First Amendment to the By-laws of Menger Springs Homeowners Association Inc recorded under Document No. 20120017748 Pg 188-192, Official Public Records of Kendall County, Texas.

Notice of Filing of Dedicatory Instrument of Menger Sprigs Homeowners Association recorded under Document No. 00339981 Pg 583-586, Official Public Records of Kendall County, Texas.

Menger Springs Homeowner Association Document Retention, Access, Production and Copying Policy recorded under Document No. 00261990 Pg 200-207, Official Public Records of Kendall Count, Texas.

Menger Springs Homeowner Association Collection Policy and Payment Plan Guidelines recorded under Document No. 00261989 Pg 193-199, Official Public Records of Kendall Count, Texas.

5. The name and mailing address of the Association: Menger Springs 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

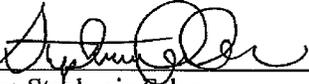
Update for Statement of Account is Free up to 14 days

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.

Menger Springs Homeowners Association,
a Texas non-profit corporation

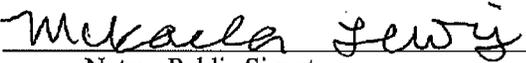
By: 
Name: Stephanie Felan
Title: Managing Agent

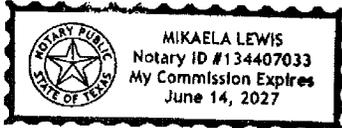
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 6th day of February 2025, by Stephanie Felan, the Managing Agent of Menger Springs 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: 20250021806
Recorded Date: February 06, 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: 2/6/2025 4:13 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk