

**AMENDED MANAGEMENT CERTIFICATE  
OF  
STRATFORD AT BULVERDE VILLAGE HOMEOWNERS ASSOCIATION**

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

Subdivision Plat Establishing Stratford at Bulverde Village Unit 6 recorded under Document No. 20060218236, 20060218237, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Stratford at Bulverde Village Unit 9 recorded under Document No. 20080200181, Official Public Records of Bexar County, Texas.

Subdivision Plat Establishing Stratford at Bulverde Village Unit 13A recorded under Document No. 20130051672, Official Public Records of Bexar County, Texas.

Notice of Annexation for Stratford at Bulverde Unit PW-2 recorded under Document No. 20060163644, Official Public Records of Bexar County, Texas.

4.     The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Stratford at Bulverde Village recorded under Document No. 2007067912, Official Public Records of Bexar County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Stratford at Bulverde Village recorded under Document No. 20070267912, Official Public Records of Bexar County, Texas.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Stratford at Bulverde Village recorded under Document No. 20150115356, Official Public Records of Bexar County, Texas.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Stratford at Bulverde Village recorded under Document No. 20080203461, Official Public Records of Bexar County, Texas.

Notice of Dedicatory Instruments for Stratford at Bulverde Village recorded under Document No. 20050250200, Official Public Records of Bexar County, Texas.

Corrected Notice of Filing of Dedicatory Instruments for Stratford at Bulverde Village recorded under Document No. 20050261947, Official Public Records of Bexar County, Texas.

Policies and Guidelines Adopted by Stratford at Bulverde Village recorded under Document No. 20120013290, Official Public Records of Bexar County, Texas.

Bylaws for Stratford at Bulverde Village recorded under Document No. 20060163643, Official Public Records of Bexar County, Texas.

Amended Bylaws for Stratford at Bulverde Village recorded under Document No. 20060062799, Official Public Records of Bexar County, Texas.

Amendment to Bylaws for Stratford at Bulverde Village recorded under Document No. 20120016698, Official Public Records of Bexar County, Texas.

First Amendment to Bylaws Pertaining to Quorums for Stratford at Bulverde Village recoded under Document No. 20080047079, Official Public Records of Bexar County, Texas.

Second Amendment to Bylaws Pertaining to Quorums for Stratford at Bulverde Village recorded under Document No. 20080114824, Official Public Records of Bexar County, Texas.

Architectural Control Authority for Stratford at Bulverde Village recorded under Document No. 20090112448, Official Public Records of Bexar County, Texas.

Articles of Incorporation for Stratford at Bulverde Village recorded under Document No. 20050076475, Official Public Records of Bexar County, Texas.

Resolution of Appointment of Agent and Trustee to Exercise Power of Sale for Stratford at Bulverde Village recorded under Document No. 20060163643, Official Public Records of Bexar County, Texas.

Resolution of the Board of Directors Regarding Eligibility Requirements for Committee Members for Stratford at Bulverde Village recorded under Document No. 20070167568, Official Public Records of Bexar County, Texas.

Resolution Compliance Fine and Force Maintenance Policy for Stratford at Bulverde Village recorded under Document No. 20190089127, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Stratford at Bulverde Village 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. This Lot belongs to two associations. Creekhaven, Stratford, and Blackhawk Homeowners do not have access to the pool at "The Point". The pool is exclusive use of the "The Point" members.

9. 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:

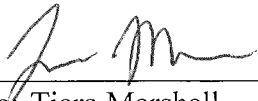
- Administrative Transfer Fee: \$200
- Resale Certificate Package:
  - 5 business day turn around: \$375
  - 3 business day turn around: \$375 plus Rush Fee of \$110
  - 1 business day turn around: \$375 plus Rush Fee of \$135
- Statement of Account Only:
  - 5 business day turn around: \$200
  - 3 business 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.

**Stratford at Bulverde Village Homeowners Association,**  
a Texas non-profit corporation


By:   
Name: Tiara Marshall  
Title: Managing Agent

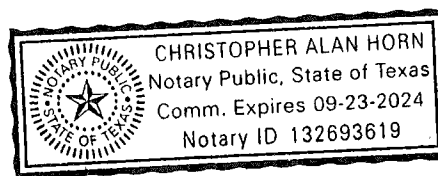
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 6 day of November 2023, by Tiara Marshall, the Managing Agent of Stratford at Bulverde Village 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:** 20230206950  
**Recorded Date:** November 09, 2023  
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**Total Fees:** \$38.00

**\*\* 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 3:13 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk