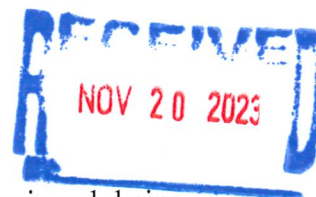


**AMENDED MANAGEMENT CERTIFICATE  
OF  
SOUTHGLEN RESIDENTIAL COMMUNITY**



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

1.     The name of the Subdivision: Southglen
2.     The name of the Association: Southglen Residential Community, a Texas nonprofit corporation.
3.     The recording data for the Subdivision:

Declaration of Annexation for Southglen recorded under Document No. 00300755, Official Public Records of Kendall County, Texas.

Second Declaration of Annexation for Southglen recorded under Document No. 366470, Official Public Records of Kendall County, Texas.

Third Declaration of Annexation for Southglen recorded under Document No. 00313581, Official Public Records of Kendall County, Texas.

Sixth and Seventh Declaration of Annexation for Southglen recorded under Document No. 359948, Official Public Records of Kendall County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Southglen recorded under Document No. 00317255, Official Public Records of Kendall County, Texas.

Deed Without Warranty for Southglen Unit 2 recorded under Document No. 00318827, Official Public Records of Kendall County, Texas.

Deed Without Warranty for Southglen Unit 10 recorded under Document No. 00318828, Official Public Records of Kendall County, Texas.

Special Warranty Deed for Southglen recorded under Document No. 00331171, Official Public Records of Kendall County, Texas.

Swimming Pool Policies and Procedures Manual for Southglen recorded under Document No. 379480, Official Public Records of Kendall County, Texas.

4.     The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Southglen recorded under Document No. 00294506, Official Public Records of Kendall County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Southglen recorded under Document No. 00317255, Official Public Records of Kendall County, Texas.

Bylaws of Southglen recorded under Document No. 00317254, Official Public Records of Kendall County, Texas.

5. The name and mailing address of the Association: Southglen Residential Community, 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](mailto: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:

- \$105

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.

**Southglen Residential Community,**  
a Texas non-profit corporation

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



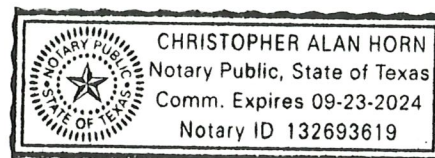
THE STATE OF TEXAS           §  
COUNTY OF KENDALL       §

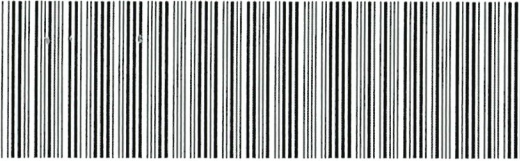
This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Southglen Residential Community, a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

CA

Notary Public Signature





\*VG-133-2023-384848\*

Kendall County  
Denise Maxwell  
Kendall County Clerk

Instrument Number: 384848

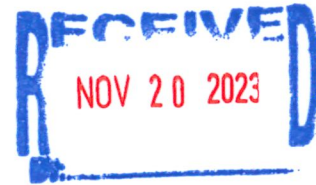
Real Property Recordings

Recorded On: November 16, 2023 11:38 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00



\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

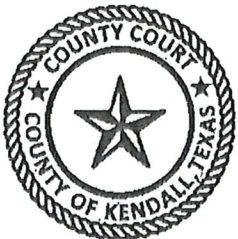
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 384848  
Receipt Number: 20231116000018  
Recorded Date/Time: November 16, 2023 11:38 AM  
User: Harriet S  
Station: cclerk01

**Record and Return To:**

LIFETIME HOA MANAGEMENT  
18585 SIGMA ROAD #104  
  
SAN ANTONIO TX 78258



STATE OF TEXAS  
Kendall County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*