

**AMENDED MANAGEMENT CERTIFICATE  
OF  
OAKRUN PROPERTY OWNERS' ASSOCIATION, INC.**

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

1. The name of the Subdivision: Oakrun
2. The name of the Association: Oakrun Property Owners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Oak Run Subdivision Unit 3 establishing Lot 1R, Block 4 recorded under Document No.200606002343, Official Public Records of Comal County, Texas.

Oak Run Subdivision Unit 8 recorded under Document No. 200306006822, Plat Records of Comal County, Texas.

Oak Run Subdivision Unit 1 recorded under Document No. 144225, Plat Records of Comal County, Texas.

Oak Run Subdivision Unit 1 Extension recorded under Document No. 340803, Plat Records of Comal County, Texas.

Oak Run Subdivision Unit-5B recorded under Document No. 9606000002, Plat Records of Comal County, Texas.

Amending Plat of Lots 53, 54, 55, 53, And 57, Block3, Oak Run Subdivision Unit 19 recorded under Document No. 340803, Plat Records of Comal County, Texas.
4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 1 recorded under Vol 391 Pgs 487-494, 496-507, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit IV recorded under Vol 0889 Pgs 0226-0239, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 5A recorded under Document No. 468210, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 5B recorded under Document No. 9606000879, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit VI recorded under Document No. 9706014656, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit VIII recorded under Document No. 200306008487, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit VIII recorded under Document No. 9806011336, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit X, recorded under Document No. 9806013861, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XI, recorded under Document No. 9806024617, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XII, recorded under Document No. 9906018870, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XIII, recorded under Document No. 200006021668, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XIV recorded under Document No. 200606032963, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XV recorded under Document No. 20306008489, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XVI recorded under Document No. 200406003853, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XVII recorded under Document No. 200506004746, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XVIII recorded under Document No. 200606032964, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XIX recorded under Document No. 200706041000, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 20A recorded under Document No. 201006043636, Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 20B recorded under Document No. 201106025676, Official Public Records of Comal County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 1, Unit 1 Extension 1, Unit 4, Unit 5A, Unit 5B, Unit 6, Unit 9, Unit 10, and Unit 11, recorded under Document No. 9806025061, Official Public Records of Comal County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit 1, Unit 1 Extension 1, Unit 4, Unit 5A, Unit 5B, Unit 6, Unit 9, Unit 10, and Unit 11, recorded under Document No. 9906027936, Official Public Records of Comal County, Texas

Amendment to Declaration of Covenants, Conditions and Restrictions for Oakrun Subdivision, Unit XIX recorded under Document No. 200806008817, Official Public Records of Comal County, Texas.

Bylaws for Oakrun recorded under Document No. 201306045924, Official Public Record of Comal County, Texas.

First Amendment to the Bylaws for Oakrun recorded under Document No. 201206007733, Official Public Record of Comal County, Texas.

Second Amendment to the Bylaws for Oakrun recorded under Document No. 201506017298, Official Public Record of Comal County, Texas.

Fourth Amendment to the Bylaws for Oakrun recorded under Document No. 202006047342, Official Public Record of Comal County, Texas.

Fifth Amendment to the Bylaws for Oakrun recorded under Document No. 20210606366, Official Public Record of Comal County, Texas.

Sixth Amendment to the Bylaws for Oakrun recorded under Document No. 202406004719, Official Public Record of Comal County, Texas.

Ratification of Amendment to the Bylaws for Oakrun recorded under Document No. 201806049011, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 202006047342, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 20210606366, Official Public Record of Comal County, Texas.

Notice of Filing of Dedicatory Instruments of the Oakrun recorded under Document No. 201806049011, Official Public Record of Comal County, Texas.

Notice of Filing for the Oakrun Fine and Enforcement Policy recorded under Document No. 20240036398, Official Public Record of Bexar County, Texas.

Notice of Filing for the Oakrun Assessment Collections Policy recorded under Document No. 202306032803, Official Public Record of Comal County, Texas.

Resolution of the Board of Directors of Oakrun regarding 2019-2025 Fiscal Plan, Standardize Costs, Set Appearance Standards, recorded under Document No. 201806044194, Official Public Record of Comal County, Texas.

Rescission of Resolution of the Board of Directors of Oakrun regarding 2019-2025 Fiscal Plan, Standardize Costs, Set Appearance Standards, recorded under Document No. 201906007234, Official Public Record of Comal County, Texas.

Oakrun Property Owners Association, Inc. Resolution Adopting Statement of Policies, recorded under Document No. 202006032563, Official Public Record of Comal County, Texas.

Oakrun Resolution Rescinding Religious Display Policy and Consenting to the Display of Certain Flags, recorded under Document No. 202106002266, Official Public Record of Comal County, Texas.

Notice of Resolution of the Board of Directors for Oakrun Common Area and Amenity Rules Enforcement Policy, recorded under Document No. 202306032804, Official Public Record of Comal County, Texas.

Oakrun Resolution Adopting Settlement Policies, recorded under Document No. 202106063006, Official Public Record of Comal County, Texas.

Oakrun Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded under Document No. 202106057095, Official Public Record of Comal County, Texas.

Special Warranty Deed for Oakrun recorded under Document No. 202106064840, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 202006047342, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 20210606366, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 202006032563, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 202106002266, Official Public Record of Comal County, Texas.

Affidavit in Compliance with Tex. Prop. Code 202.006 Bylaws for Oakrun recorded under Document No. 202106063006, Official Public Record of Comal County, Texas.

5. The name and mailing address of the Association: Oakrun Property Owners' Association, Inc., 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:

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.

**Oakrun Property Owners' Association, Inc.,**  
a Texas non-profit corporation

By:   
Name: Stephanie Felan  
Title: Managing Agent

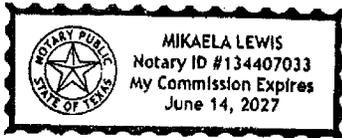
THE STATE OF TEXAS           §

COUNTY OF COMAL           §

This instrument was acknowledged before me on 6th day of February 2025, by Stephanie Felan, the Managing Agent of Oakrun Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

  
Notary Public Signature



**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/07/2025 08:59:37 AM  
JESS 7 Pages(s)  
202506003614**



*Bobbie Koepp*