

**AMENDED MANAGEMENT CERTIFICATE
OF
BENTWOOD RANCH HOMEOWNERS ASSOCIATION, INC.**

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

Master Declaration of Covenants, Conditions, and Restrictions for Bentwood Ranch recorded under Vol. 1992 Pg. 0663, 0665, and Pg. 0667-0709 Official Public Records of Guadalupe County, Texas.

Notice of Dedicatory Instruments for Bentwood Ranch recorded under Document No. 202399015766, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 1A recorded under Vol. 1992 Pg. 0710-0713, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 1B recorded under Vol. 2145 Pg. 0793-0796, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 2 recorded under Vol. 2026 Pg. 0713-0716, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 3 recorded under Vol. 2145 Pg. 0797-0800, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Four recorded under Vol. 2235 Pg. 0403-0406, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Five recorded under Vol. 2339 Pg. 0583-0586, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Six recorded under Vol. 2465 Pg. 0106-0109, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Seven recorded under Vol. 2855 Pg. 0681-0684, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Eight recorded under Vol. 2366 Pg. 0991-0994, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Nine recorded under Vol. 2576 Pg. 0686-0689, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Ten-A recorded under Vol. 2778 Pg. 0794-0797, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Ten-B recorded under Vol. 2858 Pg. 0633-0636, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Eleven recorded under Vol. 2858 Pg. 0637-0640, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Thirteen recorded under Vol. 2379 Pg. 0198-0201, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Fourteen recorded under Vol. 2550 Pg. 0576-0579, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Fifteen recorded under Vol. 2465 Pg. 0089-0092, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Sixteen recorded under Vol. 2576 Pg. 0864-0867, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Seventeen recorded under Vol. 2681 Pg. 0633-0636, Official Public Records of Guadalupe County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Bentwood Ranch recorded under Vol. 2891 Pg. 0662-0663, Official Public Records of Guadalupe County, Texas.

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Bentwood Ranch recorded under Document No. 2017016819, Official Public Records of Guadalupe County, Texas.

4. The recording data for the Declaration:

Master Declaration of Covenants, Conditions, and Restrictions for Bentwood Ranch recorded under Vol. 1992 Pg. 0663, 0665, and Pg. 0667-0709 Official Public Records of Guadalupe County, Texas.

Notice of Dedicatory Instruments for Bentwood Ranch recorded under Document No. 202399015766, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 1A recorded under Vol. 1992 Pg. 0710-0713, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 1B recorded under Vol. 2145 Pg. 0793-0796, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 2 recorded under Vol. 2026 Pg. 0713-0716, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit 3 recorded under Vol. 2145 Pg. 0797-0800, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Four recorded under Vol. 2235 Pg. 0403-0406, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Five recorded under Vol. 2339 Pg. 0583-0586, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Six recorded under Vol. 2465 Pg. 0106-0109, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Seven recorded under Vol. 2855 Pg. 0681-0684, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Eight recorded under Vol. 2366 Pg. 0991-0994, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Nine recorded under Vol. 2576 Pg. 0686-0689, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Ten-A recorded under Vol. 2778 Pg. 0794-0797, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Ten-B recorded under Vol. 2858 Pg. 0633-0636, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Eleven recorded under Vol. 2858 Pg. 0637-0640, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Thirteen recorded under Vol. 2379 Pg. 0198-0201, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Fourteen recorded under Vol. 2550 Pg. 0576-0579, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Fifteen recorded under Vol. 2465 Pg. 0089-0092, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Sixteen recorded under Vol. 2576 Pg. 0864-0867, Official Public Records of Guadalupe County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions, for Bentwood Ranch Unit Seventeen recorded under Vol. 2681 Pg. 0633-0636, Official Public Records of Guadalupe County, Texas.

Supplemental Notice of Dedicatory Instruments, 209 Hearing Policy, Bid Solicitation Policy, Collection Policy, Display of Religious Items Policy, Governing Documents Enforcement and Fine Policy, Security Measures Policy for Bentwood Ranch recorded under Document No. 202499010597, Official Public Records of Guadalupe County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Bentwood Ranch recorded under Vol. 2891 Pg. 0662-0663, Official Public Records of Guadalupe County, Texas.

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Bentwood Ranch recorded under Document No. 2017016819, Official Public Records of Guadalupe County, Texas.

Bylaws of Bentwood Ranch recorded under Vol. 2026 Pg. 0729-0752, Official Public Records of Guadalupe County, Texas.

First Amendment to Bylaws of Bentwood Ranch recorded under Document No. 2016026077, Official Public Records of Guadalupe County, Texas.

Amendment to Bentwood Ranch Bylaws recorded under Document No. 202399015766, Official Public Records of Guadalupe County, Texas.

Certification of Board Resolution for Bentwood Ranch recorded under Document No. 201899012555, Official Public Records of Guadalupe County, Texas.

Priority of Payments Policy, Board Meeting Notice Procedure Policy, Elections Policy and Procedures, Flag Display Review and Approval Policy, Payment Plan Guideline Policy, Rainwater Collection System Review and Approval Policy, Record Production and Copying Policy, Records Retention Policy, Religious Item Display Review and Approval Policy, Roofing Material Review and Approval Policy, Solar Energy Device Review and Approval Policy for Bentwood Ranch recorded under Document No. 2017000446, Official Public Records of Guadalupe County, Texas.

5. The name and mailing address of the Association: Bentwood Ranch Homeowners 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.

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.

Bentwood Ranch Homeowners Association, Inc.,
a Texas non-profit corporation

By: Brooke Krahn
Name: Brooke Krahn
Title: Managing Agent

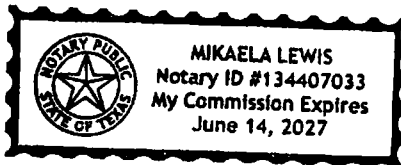
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the 30th day of October 2024, by Brooke Krahn, the Managing Agent of Bentwood Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Mikaela Lewis
Notary Public Signature



202499026699

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/30/2024 02:02:17 PM PAGES: 7 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel