

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

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

Master Declaration of Covenants, Conditions and Restrictions for Blackhawk at Bulverde Village recorded under Document No. 20050066461, Official Public Records of Bexar County, Texas.

Supplemental Declaration Providing for Annexation for Blackhawk at Bulverde Village Unit 3B recorded under Document No. 20050295385, Official Public Records of Bexar County, Texas.

Supplemental Declaration Providing for Annexation for Blackhawk at Bulverde Village Phase 4 recorded under Document No. 20060221107, Official Public Records of Bexar County, Texas.

4.     The recording data for the Declaration:

Master Declaration of Covenants, Conditions and Restrictions for Blackhawk at Bulverde Village recorded under Document No. 20050066461, Official Public Records of Bexar County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Blackhawk at Bulverde recorded under Document No. 20110050917, Official Public Records of Bexar County, Texas.

Articles of Incorporation and Bylaws for Blackhawk at Bulverde Village recorded under Document No. 20050066946, Official Public Records of Bexar County, Texas.

Architectural Design Standards for Blackhawk at Bulverde Village recorded under Document No. 20090117292, Official Public Records of Bexar County, Texas.

Development Agreement for Blackhawk at Bulverde Village recorded under Document No. 20070213824, Official Public Records of Bexar County, Texas.

Compliance, Fine, and Escalation Policy for Blackhawk at Bulverde Village recorded under Document No. 20210009686, Official Public Records of Bexar County, Texas.

Collection Policy for Blackhawk at Bulverde Village recorded under Document No. 20180156363, Official Public Records of Bexar County, Texas.

First Amendment to Assessment Collection Policy for Blackhawk at Bulverde Village recorded under Document No. 20170094983, Official Public Records of Bexar County, Texas.

Policies and Guidelines for Blackhawk at Bulverde Village recorded under Document No. 20120010172, Official Public Records of Bexar County, Texas.

Eligibility Requirements for Committee Members for Blackhawk at Bulverde Village recorded under Document No. 20070167566, Official Public Records of Bexar County, Texas.

Resolution of the Board of Directors for Blackhawk at Bulverde Village recorded under Document No. 20170094982, Official Public Records of Bexar County, Texas.

Resolution Collection Policy for Blackhawk at Bulverde Village recorded under Document No. 20230191741, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Blackhawk 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](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. 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.**
- Capital Improvement Fee
  - \$26.67

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.

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

By:   
Name: Alex De La Torre  
Title: Managing Agent

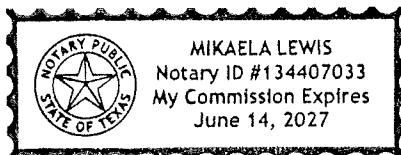
THE STATE OF TEXAS                   §

COUNTY OF BEXAR                   §

This instrument was acknowledged before me on 31 day of October 2023, by Alex De La Torre, the Managing Agent of Blackhawk 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:** 20230200340  
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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: 10/31/2023 10:44 AM



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