



**AMENDED MANAGEMENT CERTIFICATE  
OF  
CWC306 MASTER COMMUNITY**

This document supersedes all previous Management Certificates. The undersigned, being an officer of CWC306 Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: CWC306 (Freiheit)
2. The name of the Association: CWC306 Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the Subdivision:  
Amending Plat of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 27, 32, 33 of Creekside Wellness Center for CWC306 (Freiheit) recorded under Document No. 201206043420, Official Public Records of Comal County, Texas.
4. The recording data for the Declaration:  
Village at Creekside Community Manual for CWC306 (Freiheit) recorded under Document No. 201306022526, Official Public Records of Comal County, Texas.  
Amended and Restated Community Covenant for the Village at Creekside for CWC306 (Freiheit) recorded under Document No. 201306022512, Official Public Records of Comal County, Texas.
5. The name and mailing address of the Association: CWC306 Master Community, 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:

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 \$100
  - 1 business day turn around: \$375 plus Rush Fee of \$125
  - **Update for Resale is Free up to 60 days.**
  - Update to Resale After 60 Days will be \$100 fee
- Statement of Account Only:
  - 5 business day turn around: \$175
  - 3 business day turn around: \$225
  - 1 business day turn around: \$250
  - **Update for Statement of Account is Free up to 30 days.**
  - Update to Statement of Account after 30 Days will be \$80 fee

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.

**CWC306 Master Community, Inc.**  
a Texas non-profit corporation

By:   
Name: Tiara Marshall  
Title: Managing Agent

THE STATE OF TEXAS           §

COUNTY OF COMAL           §

This instrument was acknowledged before me on 10<sup>th</sup> day of July 2024, by Tiara Marshall, the Managing Agent of CWC306 Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

  
Notary Public Signature



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
07/16/2024 08:43:46 AM  
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*Bobbie Koepf*