

**AMENDED MANAGEMENT CERTIFICATE  
OF  
FINESILVER RANCH HOMEOWNERS ASSOCIATION**

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

Declaration of Covenants, Conditions and Restrictions – Commercial for Finesilver Ranch recorded under Document No. 96-0141356, Official Public Records of Bexar County, Texas.

4.     The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions – Commercial for Finesilver Ranch recorded under Document No. 96-0141356, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-1 recorded under Document No. 94-0103750, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-1A recorded under Document No. 97-0061199, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-2 recorded under Document No. 94-0103830, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-2A recorded under Document No. 95-0131845, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-3A and Unit-2D recorded under Document No. 98-0099592, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-5A recorded under Document No. 99-0194600, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-5B recorded under Document No. 20010163896, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Finesilver Ranch Unit-6 recorded under Document No. 20030103169, Official Public Records of Bexar County, Texas.

Bylaws and Articles of Incorporation for Finesilver Ranch recorded under Document No. 2000-0134796, Official Public Records of Bexar County, Texas.

Bylaws of Street Parking and Towing for Finesilver Ranch recorded under Document No. 20090013921, Official Public Records of Bexar County, Texas.

Collection Policy for Finesilver Ranch recorded under Document No. 20180156368, Official Public Records of Bexar County, Texas.

Collection and Fine Policy for Finesilver Ranch recorded under Document No. 20180156366, Official Public Records of Bexar County, Texas.

Document Inspection and Copying Policy for Finesilver Ranch recorded under Document No. 20130202875, Official Public Records of Bexar County, Texas.

Guidelines for Solar Energy Devices for Finesilver Ranch recorded under Document No. 20130202876

Guidelines for Displays of Flags for Finesilver Ranch recorded under Document No. 20130202877, Official Public Records of Bexar County, Texas.

Payment Plan Policy for Finesilver Ranch recorded under Document No. 20130219758, Official Public Records of Bexar County, Texas.

Records Retention Policy for Finesilver Ranch recorded under Document No. 20180169721, Official Public Records of Bexar County, Texas.

Trashcan Resolution for Finesilver Ranch recorded under Document No. 20180156367, Official Public Records of Bexar County, Texas.

Fines for Violation of the Declaration and/or Rules and Regulations for Finesilver Ranch recorded under Document No. 20110112693, Official Public Records of Bexar County, Texas.

Adopting Xeriscape Standards for Finesilver Ranch recorded under Document No. 20140052941, Official Public Records of Bexar County, Texas.

Resolution Collection Policy for Finesilver Ranch recorded under Document No. 20230188948, Official Public Records of Bexar County, Texas.

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

**Finesilver Ranch Homeowners Association,**  
a Texas non-profit corporation

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

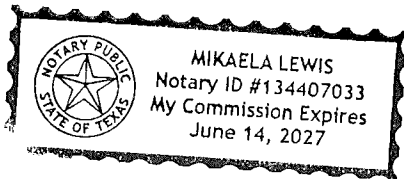
THE STATE OF TEXAS                   §

COUNTY OF BEXAR                   §

This instrument was acknowledged before me on 25<sup>th</sup> day of October 2023, by Alex De La Torre, the Managing Agent of Finesilver Ranch Homeowners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

*Mikaela Lewis*  
Notary Public Signature



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230198196  
**Recorded Date:** October 27, 2023  
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**Total Pages:** 5  
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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: 10/27/2023 9:14 AM



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