

**AMENDED MANAGEMENT CERTIFICATE  
OF  
THE RIDGEVIEW CONDOMINIUMS AT TAPATIO SPRINGS OWNERS  
ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of The Ridgeview Condominiums at Tapatio Springs Owners Association, and in accordance with Section 82.001 of the Texas Uniform Condominium Act Code, does hereby certify as follows:

1.     The name of the Subdivision: Ridgeview at Tapatio Springs
2.     The name of the Association: The Ridgeview Condominiums at Tapatio Springs Owners Association, a Texas nonprofit corporation.
3.     The recording data for the Subdivision:  
  
          Community Manual for Ridgeview at Tapatio Springs recorded under Document No. 00262437, Official Public Records of Bexar County, Texas.
4.     The recording data for the Declaration:  
  
          Community Manual for Ridgeview at Tapatio Springs recorded under Document No. 00262437, Official Public Records of Bexar County, Texas.  
  
          Declaration of Condominium Regime for Ridgeview at Tapatio Springs recorded under Document No. 0147042, Official Public Records of Bexar County, Texas.  
  
          Amended and Restated Bylaws for Ridgeview at Tapatio Springs recorded under Document No. 00286403, Official Public Records of Bexar County, Texas.  
  
          First Amendment to the Bylaws for Ridgeview at Tapatio Springs recorded under Document No. 00245936, Official Public Records of Bexar County, Texas.  
  
          Second Amendment to the Bylaws for Ridgeview at Tapatio Springs recorded under Document No. 00245937, Official Public Records of Bexar County, Texas.  
  
          Third Amendment to the Bylaws for Ridgeview at Tapatio Springs recorded under Document No. 00247414, Official Public Records of Bexar County, Texas.  
  
          Policy Regarding Short Term Rentals of Units for Ridgeview at Tapatio Springs recorded under Document No. 00329128, Official Public Records of Bexar County, Texas.

Notice of Filing of Private Pool/Spa Party Rules for Ridgeview at Tapatio Springs recorded under Document No. 00278548, Official Public Records of Bexar County, Texas.

Resolution Adoption of Rules and Regulations Regarding Fine Policy for Ridgeview at Tapatio Springs recorded under Document No. 00247415, Official Public Records of Bexar County, Texas.

Resolution Rules and Regulations for Parking Restrictions for Ridgeview at Tapatio Springs recorded under Document No. 0024716, Official Public Records of Bexar County, Texas.

Resolution Adoption of Rules and Regulations Regarding Water Shut Off Policy for Ridgeview at Tapatio Springs recorded under Document No. 00247417, Official Public Records of Bexar County, Texas.

Resolution Adoption of Rules and Regulations for Tenants, The Leasing of Units (Long Term/Short Term) and Satellite Dishes for Ridgeview at Tapatio Springs recorded under Document No. 00274349, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: The Ridgeview Condominiums at Tapatio Springs Owners 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: \$475
  - 3 business day turn around: \$585
  - 1 business day turn around: \$610


- **Update for Resale is Free up to 30 days.**
- Update to Resale After 30 Days will be \$100 fee
- Condo Questionnaire:
  - 5 business day turn around \$450
  - 3 business day turn around \$475
- Statement of Account Only:
  - 5 business day turn around: \$200
  - 3 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.

**The Ridgeview Condominiums at Tapatio Springs  
Owners Association,**  
a Texas non-profit corporation

By:   
Name: Christopher Horn  
Title: Managing Agent

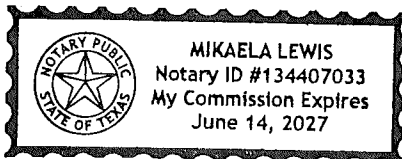
THE STATE OF TEXAS                   §

COUNTY OF BEXAR                   §

This instrument was acknowledged before me on the 27<sup>th</sup> day of March 2024, by Christopher Horn, the Managing Agent of The Ridgeview Condominiums at Tapatio Springs Owners 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**

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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: 7/10/2024 9:27 AM



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