

**AMENDED MANAGEMENT CERTIFICATE
OF
CALLAGHAN PLACE HOMEOWNERS ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Callaghan Place Homeowners 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: Callaghan Place
2. The name of the Association: Callaghan Place Homeowners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:
Declaration of Covenants, Conditions and Restrictions for Callaghan Place recorded under Document No. Vol 5 Page 147- 194, Official Public Records of Bexar County, Texas.
4. The recording data for the Declaration:
Declaration of Covenants, Conditions and Restrictions for Callaghan Place recorded under Document No. Vol 5 Page 147- 194, Official Public Records of Bexar County, Texas.
First Amended Condominium Bylaws for Callaghan Place recorded under Document No. 97-0031404, Official Public Records of Bexar County, Texas.
5. The name and mailing address of the Association: Callaghan Place 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.
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.

Callaghan Place Homeowners Association,
a Texas non-profit corporation

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

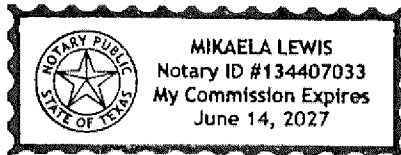
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 11th day of July 2024, by Brooke Krahn, the Managing Agent of Callaghan Place 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: 20240126591
Recorded Date: July 15, 2024
Recorded Time: 8:51 AM
Total Pages: 4
Total Fees: \$33.00

**** 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: 7/15/2024 8:51 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk