

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE GREENS AT LINCOLN HEIGHTS HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent of The Greens at Lincoln Heights Homeowners Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Greens at Lincoln Heights.
2. Name of Association: The name of the Association is The Greens at Lincoln Heights Homeowners Association.
3. Recording Data for the Subdivision:
 - a. The Greens at Lincoln Heights – Unit 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded on October 22, 1993 as Plat No. 930339, Instrument No. 2541468, Volume 9527, Page 174 and 175 of the Plat Records of Bexar County Texas.
 - b. The Greens at Lincoln Heights – Unit 3, a subdivision in Bexar County, Texas according to the map or plat thereof recorded on July 5, 1996 as Plat No. 940181, Instrument No. 100772, Volume 9534, Page 214 of the Plat Records of Bexar County Texas.
 - c. The Greens at Lincoln Heights – Unit 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded on March 5, 1999 as Plat No. 940182, Instrument No. 43027, Volume 9543, Page 6 of the Plat Records of Bexar County Texas.
 - d. The Greens at Lincoln Heights – Unit 1A, a subdivision in Bexar County, Texas according to the map or replat thereof recorded on August 20, 1999 as Plat No. 990177, Instrument No. 160059, Volume 9544, Page 118 of the Plat Records of Bexar County Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Declaration of Master Covenants, Conditions, and Restrictions of Lincoln Heights, recorded on August 14, 1986, and filed as Document No. 1211870, Volume 3780, Page 2008 in the Official Public records of Bexar County, Texas.

- f. Amendment to Declaration of Master Covenants, Conditions, and Restrictions of Lincoln Heights recorded on October 15, 1992, and filed as Document No. 2333184, Volume 5470, Page 1260 in the Official Public records of Bexar County, Texas.
 - g. Declaration of Restrictive Covenants for The Greens at Lincoln Heights Unit 1 Planned Unit Development recorded on March 14, 1994, and filed as Document No. 47084, Volume 5998, Page 1897 in the Official Public records of Bexar County, Texas.
 - h. First Amendment to Declaration of Restrictive Covenants for The Greens at Lincoln Heights Unit 1 Planned Unit Development recorded on October 5, 1995, and filed as Document No. 152259, Volume 6556, Page 2065 in the Official Public records of Bexar County, Texas.
 - i. Declaration of Restrictive Covenants for Garden Homes Lots Within The Greens at Lincoln Heights Unit 3 Planned Unit Development and Annexation to The Greens at Lincoln Heights Homeowners Association recorded on December 17, 1996, and filed as Document No. 188553, Volume 6958, Page 1694 in the Official Public records of Bexar County, Texas.
 - j. Declaration of Restrictive Covenants for a Portion of The Greens at Lincoln Heights Unit 2 Planned Unit Development and Annexation to The Greens at Lincoln Heights Homeowners Association recorded on March 19, 1999, and filed as Document No. 51992, Volume 7886 Page 272 in the Official Public records of Bexar County, Texas.
 - k. Supplemental Declaration of Restrictive Covenants for the Remaining Portion of The Greens at Lincoln Heights Unit 2 Planned Unit Development and Annexation to The Greens at Lincoln Heights Homeowners Association recorded on June 5, 2000, and filed as Document No. 89736, Volume 8437 Page 1681 in the Official Public records of Bexar County, Texas.
4. Name and mailing address of the Association: The name and mailing address of the Association is The Greens at Lincoln Heights Homeowners Association, c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231.
5. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231 Phone Number: 214-871-9700 Email Address: Mgmt-CertificateTX@fsresidential.com.
6. The Association's Dedicatory Instruments are Available to Members Online at: <https://TheGreensatLincolnHeights.connectresident.com>.

7. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$340
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$200; \$250
Custom Lender Form Mortgage Questionnaire (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425
HOA Questionnaire (optional) - (Single Family)	\$250
Loan Estimate Questionnaire (optional) - (Single Family)	\$100

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

THE GREENS AT LINCOLN HEIGHTS
HOMEOWNERS ASSOCIATION
a Texas nonprofit corporation

By: FirstService Residential, its Managing Agent

By: Kristie Rose-Zapp

Name: Kristie Rose-Zapp

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS

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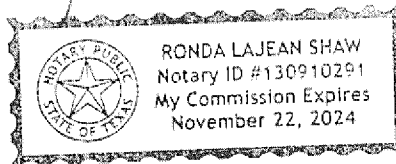
COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 18th day of October, 2024, personally appeared Kristine Rose Zap, Managing Agent for The Greens at Lincoln Heights Homeowners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



File Information

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

Document Number: 20240193140
Recorded Date: October 21, 2024
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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: 10/21/2024 1:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk