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**AMENDED MANAGEMENT CERTIFICATE
OF
DEER CREST RESIDENTIAL COMMUNITY**



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

1. The name of the Subdivision: Deer Crest
2. The name of the Association: Deer Crest Residential Community, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

Notice of Plat Recordation for Deer Crest recorded under Document No. 202099008502, Official Public Records of Guadalupe County, Texas.

Final Plat Establishing Unit 4 for Deer Crest recorded under Document No. 202299016162, Official Public Records of Guadalupe County, Texas.

Declaration of Covenants, Conditions and Restrictions for Deer Crest recorded under Document No. 202099008494, Official Public Records of Guadalupe County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Deer Crest recorded under Document No. 202099008494, Official Public Records of Guadalupe County, Texas.

Community Manual for Deer Crest recorded under Document No. 202099009431, Official Public Records of Guadalupe County, Texas.

First Supplement Community Manual for Deer Crest recorded under Document No. 202199039745, Official Public Records of Guadalupe County, Texas.

Deed Without Warranty Unit 1 for Deer Crest recorded under Document No. 202199007182, Official Public Records of Guadalupe County, Texas.

Deed Without Warranty Unit 1 & Unit 4 Common Areas for Deer Crest recorded under Document No. 202299028745, Official Public Records of Guadalupe County, Texas.

5. The name and mailing address of the Association: Deer Crest Residential Community, 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:

Developer Pricing: Resale Certificate and Transfer Fee of \$375.00 per lot is due to Lifetime HOA Management at the closing of the sale of each lot.

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.**

Capital Improvement Fee:

- \$275

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.

Deer Crest Residential Community,
a Texas non-profit corporation

By: Heather Brown
Name: Heather Brown
Title: Managing Agent

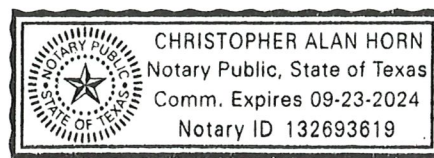
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Deer Crest Residential Community, a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

CA Horn
Notary Public Signature



FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399028114
Recorded On: November 15, 2023 02:12 PM
Total Pages: 4
Total Fees: \$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20231115000139
User: Victoria D
Station: Recording3

Return To:
LIFETIME HOA MANAGEMENT
18585 SIGMA RD SUITE #104

SAN ANTONIO TX 78258

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX