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**AMENDED MANAGEMENT CERTIFICATE  
OF  
HOMEOWNERS ASSOCIATION FOR DEER CREST, THE RIDGE AT DEER CREEK  
AND THE ESTATES OF DEER CREEK, INC.**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, 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, The Ridge at Deer Creek and the Estates of Deer Creek

2. The name of the Association: Homeowners Association for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, Inc. a Texas nonprofit corporation.

3. The recording data for the Subdivision:

Subdivision Plat Establishing the Ridge @ Deer Creek Unit 1 for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, recorded at Volume 1722, Pages 0921, Plat Records of Guadalupe County, Texas.

Subdivision Plat Establishing the Ridge @ Deer Creek Unit 2 for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, recorded at Volume 1722, Pages 0923, Plat Records of Guadalupe County, Texas.

Subdivision Plat Establishing the Ridge @ Deer Creek Unit 3 Block 1 & Block 2 for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, recorded at Volume 1722, Pages 0926, Plat Records of Guadalupe County, Texas.

4. The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Vol 1722 Pg 0891-0916, 0918, 0920-0927, Official Public Records of Guadalupe County, Texas.

First Amendment and Restatement to Declaration of Covenants, Conditions and Restrictions for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 2172 Pages 0858-0860, Official Public Records of Guadalupe County, Texas.

Procedure Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Document No. 12-002870, Official Public Records of Guadalupe County, Texas.

Flag Display Review and Approval Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0309-0310, Official Public Records of Guadalupe County, Texas.

Priority of Payments Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Page 0311, Official Public Records of Guadalupe County, Texas.

Record Production and Copying Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0312-0314, Official Public Records of Guadalupe County, Texas.

Religious Item Display Review and Approval Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Page 0315, Official Public Records of Guadalupe County, Texas.

Solar Energy Device and Approval Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0316-0317, Official Public Records of Guadalupe County, Texas.

Elections Policy and Procedures for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0318-0319, Official Public Records of Guadalupe County, Texas.

Payment Plan Guideline Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0320-0321, Official Public Records of Guadalupe County, Texas.

Rainwater Collection System Review and Approval Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Pages 0322-0323, Official Public Records of Guadalupe County, Texas.

Record Retention Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Page 0324, Official Public Records of Guadalupe County, Texas.

Roofing Materials Review and Approval Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Page 0325 Official Public Records of Guadalupe County, Texas.

Collection Policy for Delinquent Accounts Resolution for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 4256 Pages 0310-0315, Official Public Records of Guadalupe County, Texas.

Certification of Board Resolution for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 4256 Page 0309, Official Public Records of Guadalupe County, Texas.

Board Meeting Notice Procedure Policy for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 3092 Page 0308, Official Public Records of Guadalupe County, Texas.

Special Warranty Deed for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek recorded under Volume 2280 Pages 0001-0003, Official Public Records of Guadalupe County, Texas.

5. The name and mailing address of the Association: Homeowners Association for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, Inc., 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:

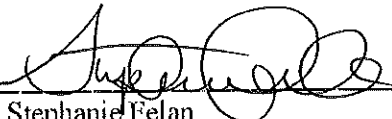
- Administrative Transfer Fee: \$200
- Resale Certificate Package:
  - 5 business day turn around: \$375
  - 3 business day turn around: \$375 plus Rush Fee of \$110
  - 1 business day turn around: \$375 plus Rush Fee of \$135
- Statement of Account Only:
  - 5 business day turn around: \$200
  - 3 business 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.

**Deer Crest, The Ridge at Deer Creek and the Estates of  
Deer Creek,**  
a Texas non-profit corporation

By:   
Name: Stephanie Felan  
Title: Managing Agent

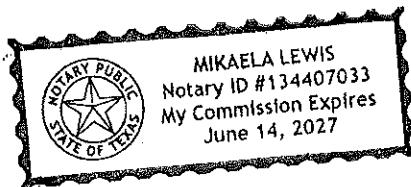
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on 29<sup>th</sup> day of July 2025, by Stephanie Felan, the Managing Agent of Homeowners Association for Deer Crest, The Ridge at Deer Creek and the Estates of Deer Creek, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

  
Notary Public Signature



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I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
08/01/2025 02:14:34 PM PAGES: 4 ADEARMAN  
TERESA KIEL, COUNTY CLERK

