Villas at Redland Ranch Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Agent: Villas at Redland Ranch
2. Name of Association: Villas at Redland Ranch Homeowners Association, Inc.
3. Location of Association: Redland Road & Redtack Stable
4. Mailing Address for the Association: c/o Trio HOA Management
   11467 Huebner Rd Ste 175; San Antonio, TX 78230
5. Contact Information for the Association: Trio HOA Management
   www.TrioHOA.com; contact@triohoa.com
   Phone: 210-399-1402
6. Community Website: https://villasatredlandranch.yolasite.com

7. Recording Information:
   - Plat for Unit 5; Volume 9535, Page 110

8. Recording Declaration
   - Declaration of Covenants, Conditions & Restrictions filed with Bexar County under Doc #97-0045490
   - Declaration of Use Restrictions filed with Bexar County under Doc # 97-0045491
   - First Supplement to the Declaration of Covenants, Conditions & Restrictions filed with Bexar County under Doc #98-0213669
   - Declaration of Use Restrictions for Unit 5 filed with Bexar County under Doc #97-0045491
   - Articles of Incorporation & Bylaws filed with Bexar County under Doc #20050286936
   - Resolution regarding Payment Plan Guidelines filed with Bexar County under Doc #20140218216
   - Resolution regarding Records Retention Policy filed with Bexar County under Doc #20140218215
   - Meeting by Unanimous Written Consent of the Board of Directors filed with Bexar County Doc #20140218218
   - Resolution regarding Records Production & Copying Policy filed with Bexar County Doc #20140218217
   - Articles of Incorporation & Bylaws filed with Management Certificate Doc #20050286936

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of State.

10. Fees associated with the Transfer of Ownership:
    - Transfer Fee $300.00
    - Resale Certificate $375.00 - includes Financials, Insurance, Governing Documents
    - Statement of Account $125.00
    - Bundles are available for resale and statement account to be ordered together. Documents needed for closing are subject to change due to what documents are ordered and the time frame for processing.

11. Association Management or Representative: Trio Homeowners Association Management

Villas at Redland Ranch Homeowners Association, Inc.
A Texas Non-Profit Corporation

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 11 day of September, 2024, by Jessica Benavidez whose name and signature appears above.

Notary Public, State of Texas

DANAE BLEDSOE
Notary Public, State of Texas
Comm. Expires 10-17-2024
Notary ID 129169326

VG-76-2024-20240167314

File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

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Recorded Date:	September 12, 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/12/2024 11:18 AM

COUNTY COURT * BEXAR COUNTY, TEXAS *

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk