# Shadow Creek Canyon Homeowners Association, Inc
# 2024 Management Certificate

SCANNED

1. Name of Subdivision: Shadow Creek Canyon
2. Name of Association: Shadow Creek Canyon Homeowners Association, Inc.
3. Location of Association: Bandera Road & Shadow Canyon Drive, Helotes, TX 78023
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://shadowcreekcanyon.eunify.net

7. Recording Information:
   - Unit One – Volume 9549, Page 141 Plat Records of Bexar County
   - Amended Plat – Unit One-A Volume 9553, Pages 77-78
   - Unit 2– Volume 9551, Page 148-152 Plat Records of Bexar County
   - Unit 3 – Volume 9558, Pages 200-2002 Plat Records of Bexar County
   - Unit 4 – Volume 9562, Pages 75-77 Plat Records of Bexar County
   - Unit 5 – Volume 9566, Pages 197-199 Plat Records of Bexar County
   - Unit 6 – Volume 9574, Pages 56-59 Plat Records of Bexar County
   - Amending/Correcting Plat Unit 6 – Volume 9575, Pages 83-86

8. Recording Declaration
   - Declaration of Covenants, Conditions & Restrictions Volume 8975, Page 173
   - Declaration of Certificate of Annexation Volume 8913, Page 225
   - Declaration of Certificate of Annexation Unit 2 #20010129404
   - Amendment of Declaration #20010131810
   - Declaration of Certificate of Annexation Unit 3 #20030234752
   - Declaration of Clarification and 2nd Amendment to Covenants #20030236195
   - Declaration of Easement Lots 5&6(Unit 1A) & Lots 10&11(Unit 2) 20030321520
   - Declaration of Certificate of Annexation Unit 4 #20040182899
   - Declaration of Certificate of Annexation #20050019609
   - Bylaws #20050069864
   - Declaration of Certificate of Annexation Unit 5 #20050199583
   - Articles of Incorporation #20060061963
   - Declaration of Annexation Unit 6 & 3rd Amendment #20070034109
   - Declaration Correction of Annexation Unit 6 #20070058319
   - Declaration Second Clarification #20070089620
   - Resolution of the Board of Directors Collection Policy & Payment Plan #201200270922
   - Resolution of the Board of Directors Records Production & Copy Policy #20120027091
   - Resolution of the Board of Directors Records Retention Policy #20120027089
   - Resolution of the Board of Directors Master Design Committee Design Guidelines #20120093194

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:

a) Transfer Fee $300.00
b) Resale Certificate $375.00 - includes Financials, Insurance, Governing Documents
c) Statement of Account $125.00
d) 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

Shadow Creek Canyon Homeowners Association, Inc.
A Texas Non-Profit Corporation

Jessica Benavidez

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.

Danae Bledsoe

Notary Public, State of Texas

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

*VG-76-2024-20240167308*

**File Information**

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

| | |
|---|---|
| **Document Number:** | 20240167308 |
| **Recorded Date:** | September 12, 2024 |
| **Recorded Time:** | 11:18 AM |
| **Total Pages:** | 3 |
| **Total Fees:** | $29.00 |

**** 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 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