Summit Ridge Property Owners Association, Inc
2024 Management Certificate

1. Name of Subdivision: Summit Ridge POA
2. Name of Association: Summit Ridge Property Owners Association, Inc.
3. Location of Association: PR 2771
   Mico, TX 78056
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: www.SummitRidge.eunify.net

7. Recording Information:
   - Summit Ridge Plat Filed with Medina County Vol. 10, Page 154 Document #2009007832

8. Recording Data for Association Declaration
   - Declaration of Covenants, Conditions and Restrictions Unit I, Document #2016007640
   - Declaration of Covenants, Conditions & Restrictions Unplatted Tracts Document #2016008302
   - Declaration of Covenants Unit 3 Lot 29 Document #2017009135
   - Declaration of Covenants, Conditions & Restrictions Unit 3 Document #2017005270
   - Declaration of Covenants, Conditions & Restrictions Unit 3 Document #2018006436
   - Affidavit of Annexation Document #2018002764
   - First Amendment to Declaration of Covenants, Conditions and Restrictions Unit I, Document #2017006918
   - First Amendment to Declaration Unit 1, Document #2017006920
   - First Amendment to Declaration of Covenants, Conditions and Restrictions Unplatted Tracks, Document #2017006949
   - First Amendment to Declaration of Covenants, Conditions & Restrictions Unplatted Tracks Document #2017006947
   - Second Amendment to Declaration of Covenants, Conditions & Restrictions Unit 1 Document #2020001500
   - Second Amendment to Declaration of Covenants, Conditions & Restrictions Unplatted Tracts Document #2020001501
   - Resolution of Board Adopting Covenants Compliance Inspection Program Document #2018006433
   - Bylaws of Summit Ridge Document #2017004288
   - First Amendment to Bylaws Document #2017006918
   - Affidavit for Filing Dedicatory Instruments Document #2017004630
   - Assessment Collection Policy Document #2022003457
   - Architectural Review Policy Document #2022003458
   - Deed Restriction Policy Document #2022003456
   - Policy Regarding Records Retention, Inspection & Production Document #2022003459
   - Enforcement & Fine Policy #2023003421

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

Summit Ridge Property Owners 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-25-2024-2024008671

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 2024008671

Real Property Recordings

Recorded On: September 26, 2024 10:08 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $29.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2024008671
Receipt Number:	20240926000016
Recorded Date/Time:	September 26, 2024 10:08 AM
User:	Vanessa W
Station:	ccscan3.medinacounty.local

Record and Return To:

TRIO HOMEOWNERS ASSOCIATION

STATE OF TEXAS
Medina County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX