



Magnolia Spring Homeowners Association, Inc
2026 Management Certificate

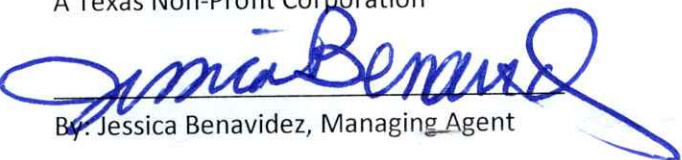
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1. Name of Subdivision: Magnolia Springs HOA
 2. Name of Association: Magnolia Springs Homeowners Association, Inc.
 3. Location of Association: Magnolia Way & IH 35 New Braunfels, TX 78132
 4. Mailing Address for the Association: c/o Trio HOA Management
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.magnoliaspringshoa.eunify.net
 7. Recording Information:
All Plat Records Filed with Comal County, Texas. Unit 1 Doc. 200706033738; Unit 2 Doc. 201106003691; Amended Plat Doc. 201106022997; Unit 3 Doc. 201206045449; Unit 4 Doc. 201406009692; Unit 5 Doc. 201606027190; Unit 6 Doc. 201506050020; Unit 7 Doc. 201406030344; Amended Plat Doc. 201506001741; Unit 8 Doc. 201706037194
 8. Recording Data for Association Declaration
 - Certificate of Incorporation, Filed with the State of Texas April 23, 2019
 - Master Declaration of Covenants, Conditions & Restrictions, Document #200906002863
 - Certificate of Annexation & Supplemental Declaration of Covenants, Conditions & Restrictions, Document #201306005999
 - Amendment to Declaration of Covenants, Conditions & Restrictions Document #201306011760
 - Certificate of Annexation to Declaration of Covenants, Conditions & Restrictions Document #201306016937
 - Certificate of Annexation to Declaration of Covenants, Conditions & Restrictions Document #201406014535
 - Assignment of Declarant Rights for Magnolia Springs Document #201306051617
 - Supplement to Declaration of Covenants, Conditions & Restrictions Document #201306052990
 - 2nd Amendment to Declaration of Covenants, Conditions & Restrictions Document #201306051616
 - 3rd Amendment to Declaration of Covenants, Conditions & Restrictions Document #2017034242
 - Community Manual (Includes Certificate of Formation, Bylaws, Solar Device & Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display & Flagpole Installation Policy, Display of Certain Religious Items Policy, Fine & Enforcement Policy, Assessment Collection Policy, Records Inspection, Copying & Retention Policy, Statutory Notice of Posting & Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections & Voting, Statutory Notice of Conduct of Board Meetings. Certificate of Annexation to Declaration of Covenants, Conditions & Restrictions, Unit 2, Resolution for Covenants Compliance Inspection) filed on or about December 29, 2011, Document #20110604461
 - Fine & Enforcement Policy for Magnolia Springs HOA Document #201706037963
 - Notice of Dedicatory Instruments for Magnolia (includes Amended & Restated Bylaws, Bid solicitation Policy, Security Measures Policy, 209 Hearing Policy & Display of Religious Items Policy) Document #202206000337
 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 the State.

10. Fees associated with the Transfer of Ownership:

- a. Transfer Fee \$300
- b. Resale Certificate \$375- includes Financials, Insurance, Governing Documents
- c. Statement of Account \$125.00
- d. Bundles are available for a 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.

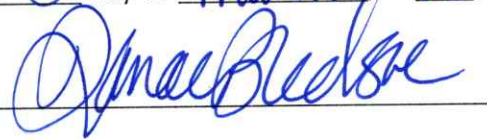
11. Association Management or Representative: Trio Homeowners Association Management

Magnolia Springs 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 5 day of March, 2026, by Jessica Benavidez whose name and signature appears above.


Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/18/2026 02:46:18 PM
JESS 2 Page(s)
202606007765



