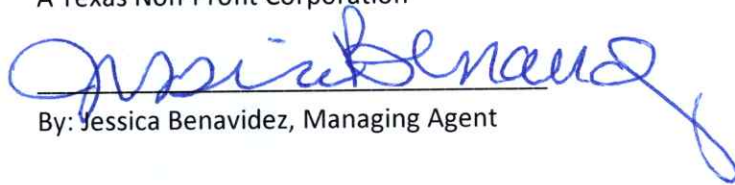


Mountain Valley Ranch Owners Association, Inc
2024 Management Certificate

1. Name of Subdivision: Mountain Valley Ranch Subdivision
2. Name of Association: Mountain Valley Ranch Owners Association, Inc.
3. Location of Association: PR 2535 & PR 2533; 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: <https://MountainValleyRanch.eunify.net>
7. Recording Information:
● Plat Volume 9, Page 26 & Page 64
8. Recording Declaration
 - Articles of Incorporation & Bylaws Document #152628
 - Declaration of Covenants, Conditions & Restrictions Document #151400
 - First Amendment of Declaration – Document #158982
 - Second Amendment of Declaration - Document #163920
 - Third Amendment of Declaration - Document #171826
 - Records Retention Policy - Document #2013008088
 - Payment Plan Policy - Document #2013008088
 - Document Inspection and Copying Policy – Document #2013008090
 - Notice of Filing for Policies: Guidelines for Architectural Committee Review, Collections Policy, Procurement Bid Policy, Guidelines for Covenant Violation Hearings, Leasing Information Policy, Pandemic Exposure Policy, Guidelines for Religious Items Display Policy, and Security Measures & Fencing Policy
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
 - d. Bundles are available for resale and a statement of 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.

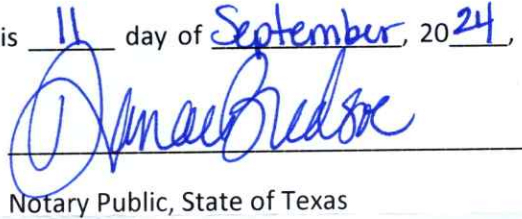
11. Association Management or Representative: Trio Homeowners Association Management

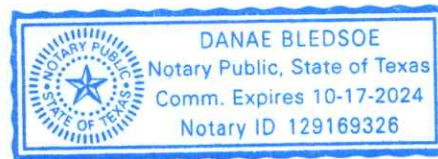
Mountain Valley Ranch Owners Association, Inc.
A Texas Non-Profit Corporation

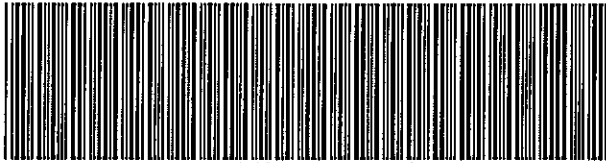

By: Jessica Benavidez, Managing Agent

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





VG-25-2024-2024008673

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 2024008673

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 *****

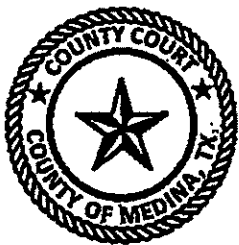
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024008673
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