

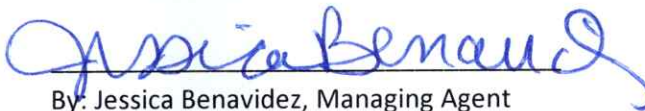
**La Fontana (San Antonio) Homeowners Association, Inc**  
**2024 Management Certificate**

**SCANNED**

1. Name of Subdivision: La Fontana HOA
2. Name of Association: La Fontana (San Antonio) Homeowners Association, Inc.
3. Location of Association: 2411 Fontana Villas, San Antonio, TX 78259
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](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://LaFontana.eunify.net>
7. Recording Information:
  - Plat La Fontana Villas Phase IIA Book 9623, Page 59
8. Recording Declaration
  - Certificate of Incorporation & Bylaws #20120014209
  - Declaration of Covenants, Conditions & Restrictions for La Fontana Document #20110230519
  - Amended Declaration of Covenants, Conditions & Restrictions Document #20190214358
  - First Supplement to Declaration of Covenants, Conditions & Restrictions Document #20120039915
  - Violation Policy Document #20210022241
  - Protective Covenants for Encino (Commons) – Document #2000-0135754
    - First Amendment for Encino Commons – Document #2000-0157939
    - Second Amendment for Encino Commons - Document #2000-008616
    - Second Amendment for Encino Commons - Document #2001-0055450
    - Third Amendment for Encino Commons – Document #20020441640
    - Fourth Amendment for Encino Commons - Document #20030240982
    - Fifth Amendment for Encino Commons - Document #20160049339
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 statement to be ordered together. Documents needed for closing are subject to change due to what documents are ordered and the time frame for processing.

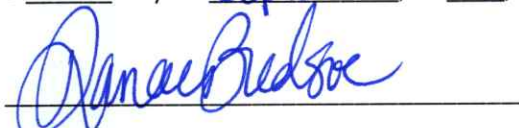
11. Association Management or Representative: Trio Homeowners Association Management

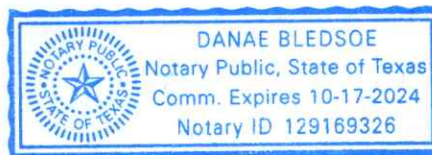
La Fontana (San Antonio) Homeowners Association, Inc.  
A Texas Non-Profit Corporation

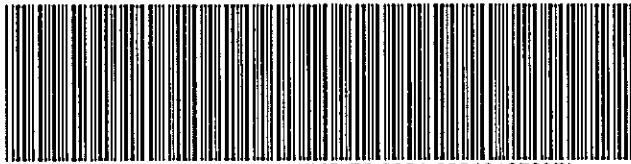
  
By: Jessica Benavidez, Managing Agent

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





\*VG-76-2024-20240167297\*

### File Information

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

**Document Number:** 20240167297  
**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



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk