

Bristol Forest (San Antonio) Homeowners Association, Inc.
2024 Management Certificate

SCANNED

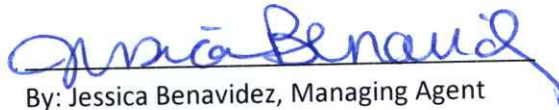
1. Name of Subdivision: Bristol Forest
2. Name of Association: Bristol Forest (San Antonio) Homeowners Association, Inc.
3. Location of Association: Randolph Blvd & Beacon Bay
San Antonio, TX 78239
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Rd Ste 175; San Antonio, 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://bristolforest.eunify.net>
7. Recording Information:
Volume 9554, Pages 34-39; Volume 9556, Page 29
8. Recording Data for Association Declaration
 - Articles of Incorporation, Filed on or around October 22, 2002, Real Records of Bexar County, Volume 16398, Page 2009
 - Notice of Filing of Dedicatory Instruments, (Articles of Incorporation, Architectural Standards Bulletin No. 1 & No. 2), Real Property Records of Bexar County, Volume 11930, Page 2137
 - Bylaws, Real Property Records of Bexar Country, Volume 16398, Page 2009
 - Declaration of Covenants, Conditions & Restrictions, Real Property Records of Bexar Country, Volume 9642, Page 532
 - Voting, Tabulation of Ballots, and Access to Ballots Policy, Real Property Records of Bexar Country, Volume 15656, Page 1362
 - Notice of Filing of Dedicatory Instruments, Fining Policy, Real Property Records of Bexar Country, Volume 13746, Page 363
 - Management Certificate, filed by Previous Management, Attached following policies to be filed: Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Membership Voting Policy, Email Registration Policy, Religious Item Display Policy, Solar Energy Policy, Roofing Guidelines, Rainwater Collection Device Guidelines Policy, Flag Display Policy, Drought-Resistant Landscaping and Natural Turf Guidelines, Collections Policy, Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy. All included with Volume 16398, Page 2009, 26 Pages.
 - Supplemental Notice of Dedicatory Instruments Collections Policy, Real Property Records of Bexar Country, Document #20210115474
 - Drought-Resistant Landscaping & Natural Turf Guidelines Document #20230123721
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. Capital Enhancement Fee of .15% if the Sale Price per Buyer and Seller, Association Fee
- b. Transfer Fee \$300.00
- c. Resale Certificate \$375.00- includes Financials, Insurance, Governing Documents
- d. Statement of Account \$125.00
- e. 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.

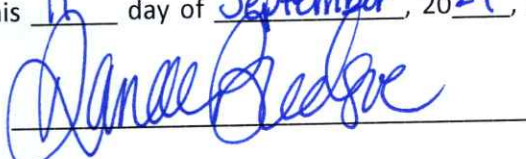
11. Association Management or Representative: Trio Homeowners Association Management

Bristol Forest (San Antonio) Homeowners Association, Inc.
A Texas Non-Profit Corporation

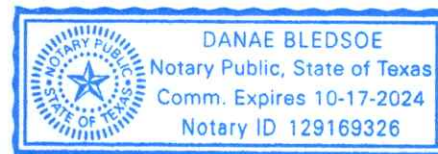

By: Jessica Benavidez, Managing Agent

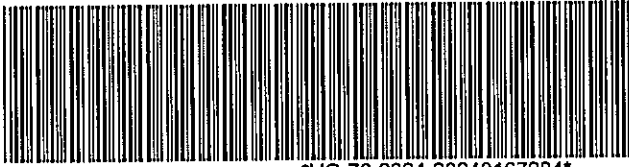
STATE OF TEXAS §
COUNTY OF BEXAR §

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-76-2024-20240167284

File Information

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

Document Number: 20240167284
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