

**The Park at University Hills Homeowners Association, Inc
2024 Management Certificate**

1. Name of Subdivision: Park at University Hills
2. Name of Association: The Park at San Antonio Homeowners Association, Inc.
3. Location of Association: Hausman Road & Langston Well/Reed Spring/Bentley Wells;
San Antonio, TX 78249
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.universityhillshoa.com
7. Recording Information:
 - Unit 1, Volume 9563, Pages 115-117, Plat Records of Bexar County
 - Unit 1A, Volume 9567, Page 40, Plat Records of Bexar County
 - Unit 2, Volume 9569, Page 71, Plat Records of Bexar County
 - Unit 3, Volume 9570, Page 113, Plat Records of Bexar County
 - Unit 4, Volume 9567, Page 189, Plat Records of Bexar County
 - Unit 5, Volume 9572, Page 82, Plat Records of Bexar County
 - Unit 6, Volume 9578, Page 173, Plat Records of Bexar County
8. Recording Declaration
 - Assumed Name Certificate #20050343869
 - Declaration of Covenants, Conditions & Restrictions #20050105027, Volume 11392, Page 222
 - Annexation to Declaration #20050268947, Volume 11774, Page 543
 - First Amendment & Supplement of Declaration #20060105950, Volume 12108, Page 48
 - 2nd Annexation of Declaration #20060105949, Volume 12108, Page 44
 - 3rd Annexation of Declaration #20060151442, Volume 12215, Page 1993
 - 4th Annexation of Declaration #20060252417, Volume 12460, Page 1245
 - 5th Annexation of Declaration #20070259538, Volume 132020, Page 647
 - Certificate of Secretary ACA Design Guidelines #20070244615, Volume 13169, Page 1993
 - Certificate of Secretary ACA Design Standards #20090103849, Volume 14019, Page 888
 - Amended Certificate of Secretary #20090148070, Volume 14109, Page 252
 - Notice of Filing of Dedicatory Instruments: Articles of Incorporation #20050105028
 - Records Retention Policy #20120004415, Volume 15304, Page 562
 - Payment Plan Policy #20120004416, Volume 15304, Page 563
 - Records Production Policy #20120004417, Volume 15304, Page 564
 - Religious Item Display Policy #20130218448, Volume 16396, Page 253
 - Document Inspection & Copying Policy #20130218450, Volume 16396, Page 257
 - Solar Panel Policy #20130218449, Volume 16396, Page 255
 - Display of Flag Policy #20130218447, Volume 16396, Page 251
 - Amended Bylaws #20060062800
 - Amendment to Bylaws #20240131090
 - Enforcement & Fining Policy for Park at San Antonio, Document #20250133963

SCANNED

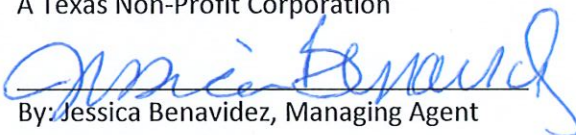
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, before purchase. The purpose of this certificate is to provide information sufficient for the title company to identify the subdivision correctly 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 registered 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 \$125.00
- d) 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.

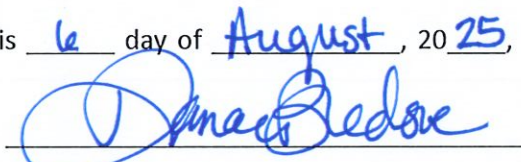
11. Association Management or Representative: Trio Homeowners Association Management

Park at University Hills Homeowners Association, Inc.
A Texas Non-Profit Corporation

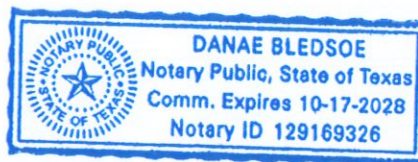

By: Jessica Benavidez, Managing Agent

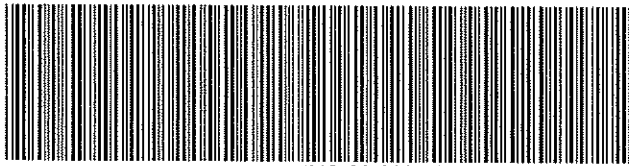
STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 6 day of August, 2025, by Jessica Benavidez whose name and signature appears above.



Notary Public, State of Texas





VG-28-2025-20250144588

File Information

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

Document Number: 20250144588
Recorded Date: August 07, 2025
Recorded Time: 11:02 AM
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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:
8/7/2025 11:02 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk