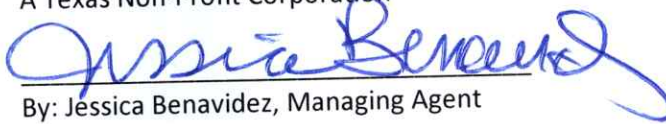


Villas of Babcock (Summerwind) Homeowners Association, Inc
2024 Management Certificate

SCANNED

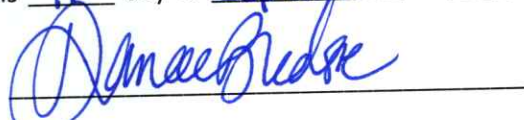
1. Name of Subdivision: Summerwind HOA
2. Name of Association: Villas of Babcock (Summerwind) Homeowners Association, Inc.
3. Location of Association: Babcock Road & McLennan Oak, San Antonio, TX 78240
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Rd Ste 175; San Antonio, 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.summerwindhoa.com
7. Recording Information:
 - Volume 9549, Pages 51-52
8. Recording Declaration
 - Articles of Incorporation filed on or about August 2, 2000, Real Property Records of Bexar County
 - Bylaws, Volume 16929, Page 2026
 - Declaration of Covenants, Conditions and Restrictions, Volume 8734, Page 1369
 - Notice of Design Guidelines, Volume 10902, Page 1670
 - Assessment Collection Resolution, Volume 16929, Page 2021
 - Fine and Enforcement Resolution, Volume 16929, Page 2018
 - Parking Resolution, Volume 11094, Page 1680
 - Payment Plan Resolution, Volume 16929, Page 2013
 - Pet Resolution, Volume 16929, Page 2016
 - Rental Resolution, Volume, 16929, Page 2133
 - Transponder Issuance Resolution, Volume 16929, Page 2010
 - Parking Rules & Regulations Policy, Document #20180179994
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) Association Transfer Fee of \$200.00 split between buyer/seller
 - c) Resale Certificate \$375.00- includes Financials, Insurance, Governing Documents
 - d) Statement of Account \$125.00
 - e) 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

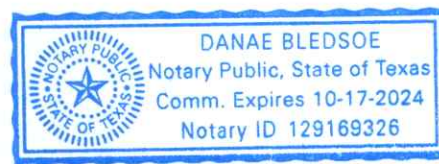
Villas of Babcock (Summerwind) Homeowners Association, Inc.
A Texas Non-Profit Corporation


By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 11 day of September, 20 24, by Jessica Benavidez
whose name and signature appears above.


Notary Public, State of Texas





VG-76-2024-20240167311

File Information

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

Document Number: 20240167311
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