

Blanco Bluffs Property Owners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Blanco Bluffs
2. Name of Association: Blanco Bluffs Property Owners Association, Inc.
3. Location of Association: Starting at Intersection of Blanco Bluffs Dr & Blanco Road
San Antonio, TX 78248
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Rd Suite 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.BlancoBluffs.eunify.net
7. Recording Information:
 - Blanco Bluffs Subdivision, Unit I, Recorded in Bexar County Plat Records with Volume 9528, page 115; Volume 9529, page 222 and Amended Plat in Volume 9533, page 91
 - Blanco Bluffs Subdivision, Unit II, Recorded in Bexar County Plat Records with Volume 9551, pages 211-213; Volume 953, pages 159-160 and Amended Plat in Volume 9534, page 57
8. Recording Data for Association Declaration
 - Unit I Declaration of Covenants, Conditions and Restrictions Document #94-0051628, Volume 6005, Page 2055
 - Unit I & II Declaration of Covenants, Conditions and Restrictions #96-0048591, Volume 6715, Page 0692
 - Articles of Incorporation Filed August 30, 1999, with the Secretary of State
 - Articles of Incorporation and Bylaws filed with Bexar County #20130234084
 - First Amendment to Declaration, Condition & Restrictions Unit I & Unit II #20020246176, Book 9227, Page 2078
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions #20040074406, book 10668, Page 465
 - Third Amendment to Declaration of Covenants, Conditions and Restrictions #20040179656
 - Restrictions by West Blanco Road Property Owners for Blanco Bluffs & Saws #96-0134720, Book 06865, Page 1160
 - Document Inspection Policy #20120041237, Book 15384, Page 965
 - Payment Plan Policy #20120041235, Book 15384, Page 960
 - Records Retention Policy #20120041234, Book 15384, Page 958
 - Guidelines for Display of Flags #20120041236, Book 15384, Page 962
 - Guidelines for Religious Item Display #20120041231, Book 15384, Page 952
 - Guidelines for Display of Religious Items Under Chapter 202 for 2021 #20210243148
 - Guidelines for Solar Energy Devices #20120041230, Book 15384, Page 950
 - Guidelines for Roofing Materials #20120041233, Book 15384, Page 956
 - Guidelines for Rainwater Recovery Systems #20120041232, Book 15384, Page 954
 - Resolution Regarding Traffic Violations #20040060395, Book 10634, Page 225
 - Resolution Regarding Permanent or Temporary Basketball Goals & Backboards #20030302398, Book 10432, Page 739
 - Resolution Regarding Vehicle Policy & Stop Sign Policy #20020381472, Book 9490, Page 960
 - Xeriscaping Policy #20130202321, Book 16361, Pg. 1188
 - Resolution of Contract Procurement Policy #20210243147
 - Resolution For Conducting Hearing Pursuant to Chapter 209 #20210243150
 - Security Measures Policy Under Chapter 202 #20210243149
 - Fourth Amendment to Unit I & Unit II Concerning Leasing Requirements #20230150699

- Parking & Towing Policy #20230146321
- Governing Documents Enforcement Policy & Fine Policy #20240110189

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.

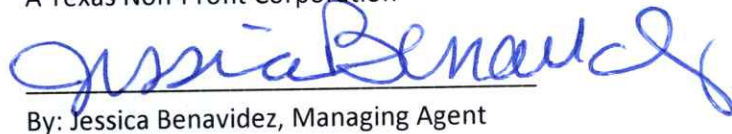
10. Fees associated with the Transfer of Ownership:

- Transfer Fee \$300
- Resale Certificate \$375- includes Financials, Insurance, Governing Documents
- Statement of Account \$125.00
- 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

Blanco Bluffs Property Owners Association, Inc.

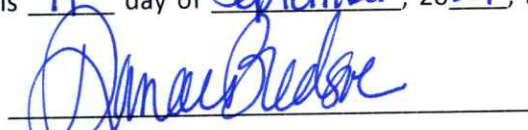
A Texas Non-Profit Corporation

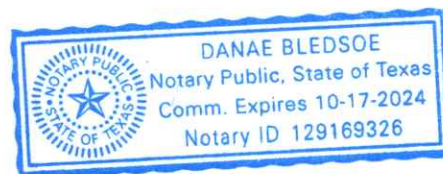


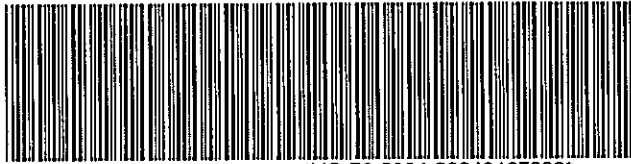
By: Jessica Benavidez, Managing Agent

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-76-2024-20240167282

File Information

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

Document Number: 20240167282
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