Savannah Heights Owners Association, Inc
Management Certificate

1. Name of Subdivision: Savannah Heights
2. Name of Association: Savannah Heights Owners Association, Inc.
3. Location of Association: Smith Road & Savannah Heights/Morin Road, Von Ormy TX 78073, County of Bexar & Atascosa
4. Mailing Address for the Association: c/o Trio HOA Management
   17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management
   www.TrioHOA.com; contact@triohoa.com
   Phone: 210-399-1402
6. Community Website: https://savannahheights.eunify.net

SCANNED

7. Recording Information:
   - Plat Record Unit 1, Volume 9542, Page 146
   - Plat Record Unit 2, Volume 9550, Pages 138-140 of Bexar County
   - Plat Record Unit 2B, Volume 9554, Pages 174-175 of Bexar County
   - Plat Record Unit 3, Filed with Atascosa

8. Recording Declaration
   - Articles of Incorporation Volume 2802, Pages 3369-3372
   - Bylaws of Savannah #20200107032
   - Amended and Restated Bylaws Volume 16639, Page 1800 #20140063597
   - Declaration of Covenants & Restrictions Volume 7844, Pages 0648-0662 #99-0031413
   - Declaration of Covenants & Restrictions Unit 2, Volume 8987, Page 722 #20010128515
   - Declaration of Covenants & Restrictions Unit 2B, Volume 11325, Page 2374 #20050075823
   - Declaration of Covenants & Restrictions Unit 3, Volume 135, Pages 454-469 of Atascosa County
   - Amendment to Declaration Unit 1, Volume 12697, Page 13 #20070037880
   - Amendment to Declaration Unit 2, Volume 12697, Page 21 #20070037881
   - Amendment to Declaration Unit 2B, Volume 12697, Page 29 #20070037882
   - 2nd Amendment to Declaration Units 1, 2, 2B & 3, Volume 16671, Page 1661 #20140077154
   - 3rd Amendment to Declaration Units 1, 2, 2B & 3, Volume 135, Page 454 #20140118239 & 153725 of Atascosa County
   - Document Retention & Copy Policy Volume 15503, Page 1721-1724 #20120095639 & Atascosa #131936
   - Payment Plan Policy Volume 15503, Pages 1717-1720 #20120095638 & Atascosa County #131937
   - Enforcement Policy #20180179474 & Atascosa County #190301
   - Resolution of the Board Regarding Assessment Collections & Payment Plans #20160255457 & Atascosa #176066
   - Resolution Regarding Assessment Collections & Payment Plans #20200120286 & Atascosa #205114
   - Access, Production & Copying Policy #20210325174
   - Bid Solicitation Policy #20210325175
   - Collection Policy & Payment Plan Policy #20210325176
   - Document Retention Policy #20210325178
   - Enforcement and Fine Policy #20210325179
   - Religious Items Policy #20210325177
   - Security Measures Policy #20210325180
   - Swimming Pool Enclosures Policy #20210325181

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 is 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 the State.

10. Fees associated with the Transfer of Ownership:

a) Transfer Fee $200
b) Resale Certificate $375- includes Financials, Insurance, Governing Documents
c) Statement of Account $125.00
d) 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

Savannah Heights Owners Association, Inc.
A Texas Non-Profit Corporation

Jessica Ramirez

By: Jessica Ramirez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 30 day of November, 2021, by Jessica Ramirez whose name and signature appears above.

Danae Bledsoe

Notary Public, State of Texas

DANAE BLEDSOE
Notary Public, State of Texas
Comm. Expires 10-17-2024
Notary ID 129169326

VG-28-2021-20210332566

File Information

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

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Recorded Date:	November 30, 2021
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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:
11/30/2021 1:17 PM

COUNTY CLERK BEXAR COUNTY, TEXAS

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk