

**Summerwood Owners Association
2024 Management Certificate**

SCANNED

1. Name of Subdivision: Summerwood
2. Name of Association: Summerwood Owners Association
3. Location of Association: Rowley Road & Summer Way
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: <https://summerwoodownersassociation.eunify.net>
7. Recording Information:
 - Bexar County Plat Book 9576, Pages 41-43
8. Recording Data for Association Declaration
 - Certificate of Formation Filed with Secretary of the State of Texas, May 22, 2006
 - Bylaws, Real Property Records of Bexar Country Document #20060250275
 - Declaration of Covenants, Conditions & Restrictions, Unit 1, Document #20080248578
 - Declaration of Covenants, Conditions & Restrictions First Amendment, Document #20100048623
 - Declaration of Covenants, Conditions & Restrictions Second Amendment, Document #20110039430
 - Resolution Regarding Records Production, Copying & Retention Document #20130199499
 - Resolution Regarding Assessment Collections & Payment Plans Document #20130028686
 - ACC Guidelines for Flag Poles, Rain Barrels & Energy Generating/Saving Devices Document #20130178179
 - Architectural Review Policy Document #20210244481
 - Enforcement Policy Document #20210247798
 - Security Measures Policy Document #20210272395
 - Swimming Pool Enclosures Policy Document #20210272383
 - Religious Items Display Policy Document #20210272387
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. Resale Certificate \$375.00 - includes Financials, Insurance, Governing Documents
 - c. Statement of Account \$125.00
 - d. Bundles are available for resale and statement account 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

Summerwood Owners Association

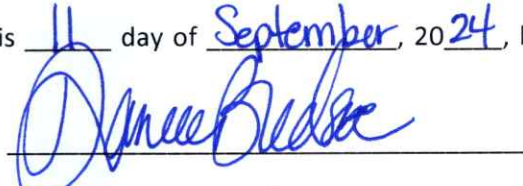
A Texas Non-Profit Corporation

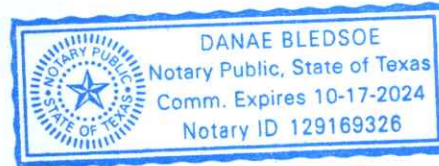

By: Jessica Benavidez, Managing Agent

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-76-2024-20240167312

File Information

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

Document Number: 20240167312
Recorded Date: September 12, 2024
Recorded Time: 11:18 AM
Total Pages: 3
Total Fees: \$29.00

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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:
9/12/2024 11:18 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk