Windmill Hill Townhomes Owners Association, Inc
Management Certificate

1. Name of Agent: Windmill Hill Townhomes
2. Name of Association: Windmill Hill Townhomes Owners Association, Inc.
3. Location of Association: Tapatio Springs, Boerne, TX 78006
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://windmillhill.eunify.net

7. Recording Data for Association:
   - Volume 2, Page 248
   - Volume 2, Page 342

8. Recording Information:
   - Articles of Incorporation, Real Property Records of Kendall County, Volume 624, Page 1074, #0140071
   - Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 459, Page 433-451 #104511
   - Annexation Declaration for Tapatio Springs, Volume 459, Page 452, #104512
   - Annexation Declaration for Tapatio Springs, Volume 527, Page 505, #0120007
   - Notice of Filing of Dedicatory Instruments, Bexar County, Volume 624, Page 1074
   - First Amendment to the Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 1145, Page 982, #00237077
   - Third Amendment to the Declaration, Volume 1149, Page 473, #00237715

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 $300.00
    b. Resale Certificate $375.00- 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

Windmill Hill Townhomes 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 29 day of August, 2023, by Jessica Benavidez 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-133-2023-382968

Kendall County
Denise Maxwell
Kendall County Clerk

Instrument Number: 382968

Real Property Recordings

Recorded On: August 30, 2023 09:32 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	382968
Receipt Number:	20230830000011
Recorded Date/Time:	August 30, 2023 09:32 AM
User:	Grace O
Station:	cclerk07

Record and Return To:

Trio

STATE OF TEXAS
Kendall County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell