

Vistas at Sonoma Homeowners Association, Inc
Management Certificate

SCANNED

1. Name of Subdivision: Vistas at Sonoma
2. Name of Association: Vistas at Sonoma Homeowners Association, Inc.
3. Location of Association: Sierra Hermosa & Kyle Seale Pkwy, San Antonio, TX 78255
4. Mailing Address for the Association: Vistas at Sonoma Homeowners Association, Inc.
c/o Trio HOA Management
11467 Huebner Road Ste 175; San Antonio, TX 78230
Phone: 210-399-1402
www.TrioHOA.com; contact@triohoa.com
5. Community Website & Resale Requests: <https://www.homewisedocs.com/>
6. Recording Information:
 - Replated & Subdivision Plat Establishing Vistas at Sonoma – Plat 9608, Pages 176-177
7. Recording Declaration
 - Certificate of Incorporation Document #20110070470
 - Bylaws of Vistas at Sonoma Document #20110070469
 - Declaration of Covenants, Conditions & Restrictions Document #20120106732
 - First Amendment to Declaration of Covenants, Conditions & Restrictions Document #20170179749
 - Notice of Filing for Vistas at Sonoma: Document Retention Policy, Payment Plan Policy, Records & Productions Policy Document #20230090920
 - Supplemental Declaration Document #20120193894
 - Notice of Filing for Vistas at Sonoma: Collections Policy, Guidelines for Covenant Violation Hearings, Fine & Enforcement Policy Document #20230136430
 - Architectural & Design Guidelines Document #20230223348
 - Rules & Regulations regarding Basketball Goal & Athletic Facilities Document #20240228282
8. 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 the State.
9. Fees associated with the Transfer of Ownership:
 - a. Transfer Fee \$200.00 to Trio HOA Management
 - b. Capitalization Fee \$212.49 to Vistas at Sonoma
 - c. Association Transfer Fee \$150.00 to Vistas at Sonoma
 - d. Resale Certificate \$375.00- includes Financials, Insurance, Governing Documents
10. Association Management or Representative: Trio Homeowners Association Management

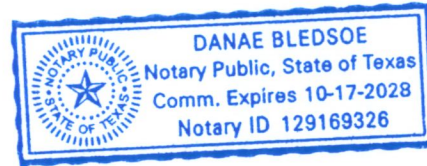
Vistas at Sonoma Homeowners Association, Inc.
A Texas Non-Profit Corporation

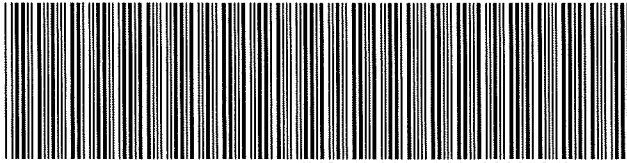
Jessica Benavidez
By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 3 day of February, 2025, by Jessica Benavidez whose name and signature appears above.

Danae Bledsoe
Notary Public, State of Texas





VG-76-2025-20250020505

File Information

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

Document Number: 20250020505
Recorded Date: February 05, 2025
Recorded Time: 10:30 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:
2/5/2025 10:30 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk