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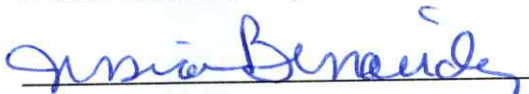
Chelsea Crossing (Selma) Homeowners Association, Inc 2024 Management Certificate

1. Name of Subdivision: Chelsea Crossing
2. Name of Association: Chelsea Crossing (Selma) Homeowners Association, Inc.
3. Location of Association: Starting at Intersection of Chelsea Parkway & Chelsea Crossing Circle
Schertz, TX 78154
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: www.ChelseaCrossingHOA.eunify.net
7. Recording Information:
 - Chelsea Crossing, Unit I, Recorded in Guadalupe County Plat Records with Volume 6, page 390
8. Recording Data for Association Declaration
 - Declaration of Covenants, Conditions & Restrictions Recorded in Guadalupe County Volume 1679, Page 561
 - Articles of Incorporation, Filed with the State of Texas on November 27, 2001; File Number 800030574
 - Community Manual includes the following policies & documents: Certificate of Formation/Articles of Incorporation, Bylaws, Rainwater Harvesting, Solar Devices, Flag Display, Religious Items, Assessment Collection Policy, Records Inspection, Copy & Retention Policy, Statutory Notice of Positing & recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections, & Voting, Statutory Notice of Conduct of Board Meetings – Filed with Guadalupe County Volume 3075, Page 0136
 - Notice of Filing for Chelsea Crossing includes the following Policies: Guidelines for Architectural Control Committee, Collections Policy, Contract Bid Policy, Guidelines for Covenant Violation Hearings, Gold Cart Policy, Leasing Information Policy, Pandemic Exposure Policy, Religious Items Display Policy, Security Measures & Fencing Policy, & Swimming Pool Enclosure Policy
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 \$30
 - Capital Improvement Fee \$100 per Seller, \$100 per Buyer
 - 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.

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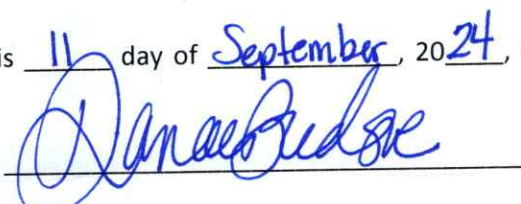
11. Association Management or Representative: Trio Homeowners Association Management

Chelsea Crossing (Selma) Homeowners 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



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I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/01/2024 12:01:56 PM PAGES: 2 MORGAN
TERESA KIEL, COUNTY CLERK

