

**Shenandoah Homes Association
2024 Management Certificate**

SCANNED

1. Name of Subdivision: Shenandoah Homes
2. Name of Association: Shenandoah Homes Association
3. Location of Association: Starting at 4402 Ramsgate St
San Antonio, TX 78230
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.shenandoahhomeowners.com
7. Recording Information:
Shenandoah Plats for Unit 1 located in Volume 5580 Pages 242-243; Unit 2 located in Volume 5700 Pages 22-23; Unit 3 located in Volume 5700 Page 177; Unit 4 located in Volume 5870 Page 121 & Volume 5940 Page 32; Unit 6 located in Volume 5870 Page 218 & Volume 5940 Page 31; Unit 7 located in Volume 6100 Page 89, Volume 7600 Page 156, Volume 7600 Page 56, Volume 5970 Pages 100-101 & Volume 6100 Page 72; Unit 8 located in Volume 6200 Page 58
8. Recording Data for Association Declaration
 - Articles of Incorporation File #831096, Vol.5803 Pages 149-159
 - Declaration of Covenants and Restrictions File #834094, Vol.5803 Pages 117-130
 - Bylaws File #834095, Vol.5803 Pages 131-148
 - 1st Amendment to Bylaws File #20080174823
 - 2nd Amendment to Bylaws File #20230050710
 - Shenandoah Unit 1 Amendment File #834304, Vol. 5803 Pages 450-452
 - Shenandoah Unit I Restrictions File #799623, Vol.5713 Pages 588-591
 - Shenandoah Unit II Amendment File #862740, Vol.5875 Pages 814-815
 - Shenandoah Unit II Restrictions File #841554, Vol.5823 Pages 131-135
 - Shenandoah Unit III Restrictions Vol.5905 Pages 828-831
 - Shenandoah Unit IV Restrictions File #908403 Vol.5991 Pages 239-243
 - Shenandoah Unit VII Restrictions File #156966 Vol. 6605 Pages 200-203
 - Shenandoah Unit VIII Restrictions File #57079, Vol.6365 Pages 481-485
 - Security Measures Policy File #20220251095
 - Display of Religious Items Policy File #20230050715
 - Rain Barrel Policy File #20230050708
 - Access, Production & Copying Policy File #20230050709
 - Flag Display Policy File #20230050716
 - Document Retention Policy #20230050714
 - Collection Policy & Payment Plan Guidelines File #20230050713
 - Solar Energy Devices & Roofing Materials Policy File #20230050711
 - Standby Electric Generator Policy File #20230050712
 - Shenandoah Enforcement & Fine Policy File #20230105990
 - Maintenance Policy #20230187427
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,

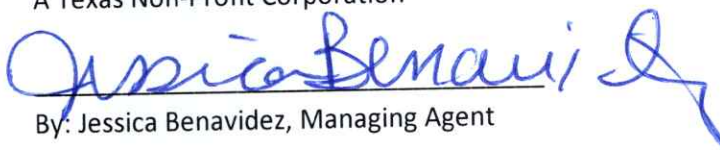
prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person 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 \$200
- b. Resale Certificate \$375- includes Financials, Insurance, Governing Documents
- c. Statement of Account \$125.00
- d. 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.

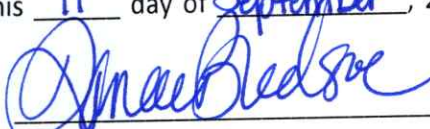
11. Association Management or Representative: Trio Homeowners Association Management

Shenandoah Homes Association
A Texas Non-Profit Corporation

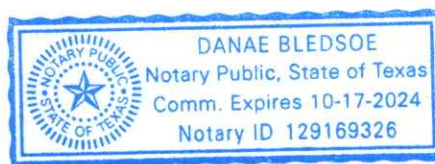

By: Jessica Benavidez, Managing Agent

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-76-2024-20240167310

File Information

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

Document Number: 20240167310
Recorded Date: September 12, 2024
Recorded Time: 11:18 AM
Total Pages: 3
Total Fees: \$29.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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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