

**Ackerman Meadows Homeowners Association, Inc**  
**2024 Management Certificate**

**SCANNED**

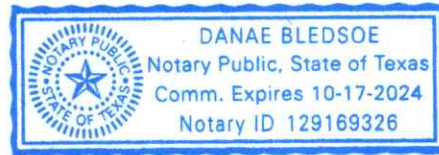
1. Name of Subdivision: Ackerman Meadows
2. Name of Association: Ackerman Meadows Homeowners Association, Inc.
3. Location of Association: Benz-Engleman Road and Josephs Run  
Converse, TX 78109
4. Mailing Address for the Association: c/o Trio HOA Management  
11467 Huebner Rd Suite 175; San Antonio, TX 78230
5. Contact Information for the Association: Trio HOA Management  
[www.TrioHOA.com](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://ackermanmeadows.eunify.net>
7. Recording Information:  
Volume 9721, Page 55, Document #20170185299 Plat Records of Bexar County, Texas
8. Recording Data for Association Declaration
  - Certificate of Formation Filing with the Office of the Secretary of the State, Filing number 802799993 on August 24, 2017
  - Bylaws Volume 18753, Page 1901, Document #20170188150
  - Declaration of Covenants, Conditions & Restrictions, Document #20170188061
  - Warranty Deed, Document #20190074270
  - Residential Design Guidelines & Policies – Enforcement of Restrictive Covenants, Payment Plan Policy, Collections Policy, Records Production, Copying and Retention Policy, Policial Signs Regulations, Roofing Shingles, Flags & Flagpoles, Religious Displays, Solar Energy, Standby Electric Generator Guidelines, Document #20190034244
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. Capital Contribution upon sale/purchase only - \$300.00 – Association Fee
  - c. Resale Certificate \$375.00- includes Financials, Insurance, Governing Documents
  - d. Statement of Account \$125.00
  - e. 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  
  
Ackerman Meadows Homeowners Association, Inc.  
A Texas Non-Profit Corporation

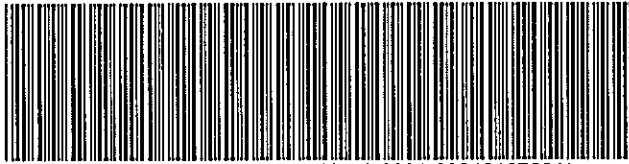
Jessica Benavidez  
By: Jessica Benavidez, Property Manager

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.

Danae Bledsoe  
Notary Public, State of Texas





\*VG-76-2024-20240167281\*

### File Information

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

Document Number: 20240167281  
Recorded Date: September 12, 2024  
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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:  
9/12/2024 11:18 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk