

**Potranco Run Homeowners Association, Inc.**  
**2025 Management Certificate**

1. Name of Subdivision: Potranco Run
2. Name of Association: Potranco Run Homeowners Association, Inc.
3. Location of Association: Potranco Run & Sebastian Farm, Blue Larkspur 78245
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](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://potrancorunhoa.eunify.net/MainPage.asp>
7. Recording Information:
8. Plat Information for the Community
  - Unit 1 Phase 1 Road #20090246825 10 pages; Unit 1 #20090242420; Unit 1 Enclave #20090242419; Unit 1 Phase 2 Road #20100056404 3 Pages; Unit 1 #20090242421 4 Pages; Unit 1 Phase 2 Road #2010056405 8 Pages
  - Unit 2 Phase 2 #20110060678 3 Pages; Unit 2 Phase 1 #20100225391 5 Pages; Unit 2 Phase 2 #20140087367 4 Pages
  - Unit 2 Phase 4 #20150037725 3 Pages
  - Unit 2 Phase 5A #20140027797; Unit 2 Phase 5A #20140027798
  - Unit 2 Phase 5B #20150085673; Unit 2 Phase 5B #20150035674 7 Pages; Unit 2 Phase 5B #20150085673
  - Unit 3 #20170120725 4 Pages
  - Unit 4 #20170054814 & #20170054815
  - Unit 5 #20180206781 & #20180206780
  - Unit 6 #20190066125 & #20190066126
  - Unit 7 #20190252677 #20190252677
9. Recording Data for Association Declaration
  - Certificate of Formation of Potranco Run Homeowners Association, Inc Filed with Secretary of State December 29, 2009
  - Bylaws of Potranco Run Homeowners Association, Inc; Document #20110224374, Filed with Certificate of Formation & Resolutions regarding Display of Flags, Display of Religious Items, Rainwater Harvesting Systems, Installation of Solar Energy Devices, Energy Efficient Roofing Materials, Copy Production Policy, Payment Plan Guidelines, Document Retention Policy & Statutory Compliance Policy
  - Covenants, Conditions & Restrictions Unit 1 Document #20090246943
  - Master Covenant Potranco Run Document #20090246941
  - Potranco Run Unit 1 Notice of Applicability Document #20090246942
  - Annexation of Unit 2, Phase 3 Document #20140052460
  - Potranco Run Unit 2, Phase 5A Notice of Applicability Document #20170124863
  - Potranco Run Community Manual Document #20220077948
  - Potranco Run Unit 2 Phase 2 Notice of Applicability Document #20120023124
  - Potranco Run Development Area Declaration Unit 2 Phase 2 Document #20120024969
  - Potranco Run Common Area Deed Document #20120063964
  - Potranco Run Deeds Document #20130109874; Document #20130115607; Document #20130118498; Document #20180007288; Document #20180007287; Document #20190216901; Document #20210285870
  - Potranco Run Unit 2, Phase 3 Notice of Applicability Document #20140052460
  - Potranco Run Unit 4 Notice of Applicability Document #20170069327
  - Potranco Run Unit 3 Notice of Applicability Document #20170124864
  - Potranco Run Unit 6 Notice of Applicability Document #20190089992
  - Potranco Run COVID 19 Policy – Amenities Document #20200124126
  - Potranco Run Permanent Easement – SAWs Document #20210199870
  - Potranco Run Affidavit for Pool Rules Document #20230072698 & Document #20240055036

SCANNED

- Potranco Run Parking & Towing Policy Document #20230204250
- First Amendment to Bylaws Document #20240181462
- 209 Hearing Policy Document #20250133973
- Monitoring Camera Policy Document #20250133974
- Bid Solicitation Policy Document #20250133972
- Code of Conduct Document #20250133970
- Collections Policy Document #20250133971
- Payment Plan Policy #20250133969
- Social Media Policy #20250133968
- Parking & Towing Policy #20250133967

10. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the 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 registered agent for the Association is on file with the Texas Secretary of State.

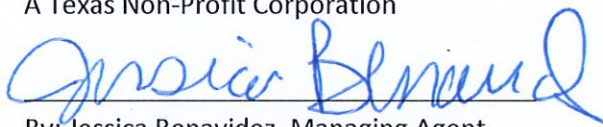
11. Fees associated with the Transfer of Ownership:

- Transfer Fee \$300.00
- Resale Certificate \$375.00 - 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.

12. Association Management or Representative: Trio Homeowners Association Management

NAME OF ASSOCIATION

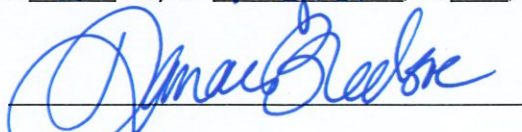
A Texas Non-Profit Corporation



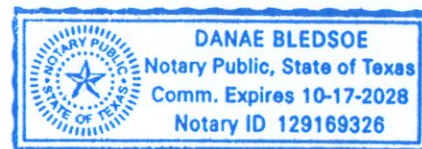
By: Jessica Benavidez, Managing Agent

STATE OF TEXAS                    §  
COUNTY OF BEXAR               §

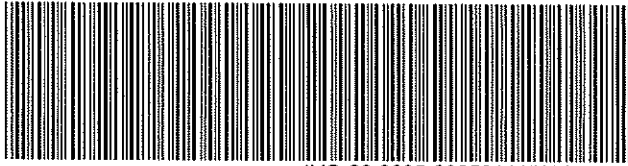
This instrument has been acknowledged on this 6 day of August, 2025, by Jessica Benavidez whose name and signature appears above.



Notary Public, State of Texas







\*VG-28-2025-20250144597\*

**File Information**

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

**Document Number:** 20250144597  
**Recorded Date:** August 07, 2025  
**Recorded Time:** 11:09 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:  
8/7/2025 11:09 AM



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