

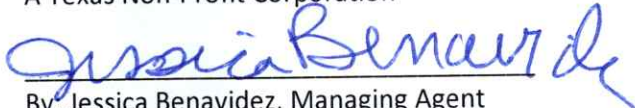
San Antonio Las Brisas Homeowners' Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Las Brisas HOA
2. Name of Association: San Antonio Las Brisas Homeowners' Association, Inc.
3. Location of Association: Caleta Beach & San Pedro Ave (access road for 281N; SA, TX 78232
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: <https://lasbrisas.eunify.net>
7. Recording Information:
 - Volume 9502, Page 167, Plat Records of Bexar County, Texas
8. Recording Declaration
 - Articles of Incorporation Filed December 29, 1987 with the State of Texas, Volume 8263, Page 0495
 - Bylaws, Real Property Records of Bexar County Volume 8263, Page 0484
 - Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County Document #1175927, Volume 3726, Page 0453
 - Second Amendment to Declaration of Covenants, Conditions & Restrictions Document #1994547, Volume 932, Page 1487
 - Board Resolution (Rules & Regulations) Document #20130253651, Book 16475, Page 1388
 - Resolution of the Board concerning Payment Plan Guidelines, Records Retention & Records Production Copy Policy, Document #20120030492, Book 15360, Page 134
 - Notice of Filing of Dedicatory Instruments including Articles of Incorporation, Bylaws & Rules & Regulations Document #2000-0001690, Volume 8263, Page 0480
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. Resale Certificate \$375.00 - 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.

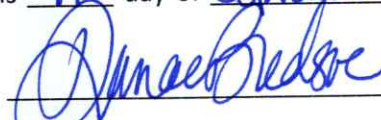
11. Association Management or Representative: Trio Homeowners Association Management

San Antonio Las Brisas Homeowners' Association, Inc.
A Texas Non-Profit Corporation

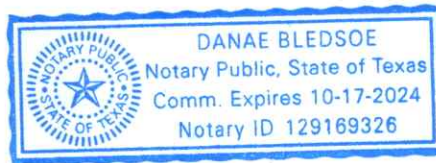

By: Jessica Benavidez, Managing Agent

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





VG-76-2024-20240167298

File Information

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

Document Number: 20240167298
Recorded Date: September 12, 2024
Recorded Time: 11:18 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:
9/12/2024 11:18 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk