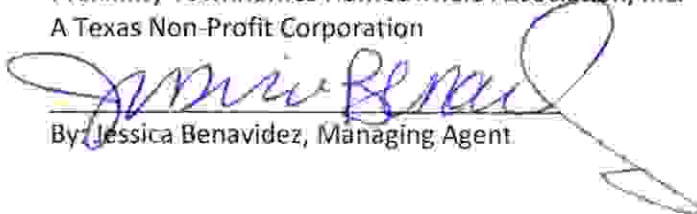


Proximity Townhomes Property Owners Association, Inc
2024 Management Certificate

1. Name of Subdivision: Proximity Townhomes
2. Name of Association: Proximity Townhomes Property Owners Association, Inc.
3. Location of Association: 811 E Elmira Street, San Antonio, TX 78212
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://proximity.eunify.net>
7. Recording Information:
 - Townhome Lots 18-31 Block 3 NCB 829, Recorded in Volume 9709, Pages 72-76
8. Recording Declaration
 - Declaration of Covenants & Restrictions including Non-Profit Corporation, Bylaws, Plat, Restrictions for Flag/Religious/Solar/Rain Barrels/Standby Electric Generators Filed with #20170025036, book 18348, Page 998
 - Bylaws of Proximity #20180229043, Volume 082941, Page 00316-00332
 - Enforcement & Fining Policy Document #20250144599
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 \$200.00 for Association – Split between Buyer/Seller
 - b) Transfer Fee \$300.00 Due to Trio HOA
 - 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.

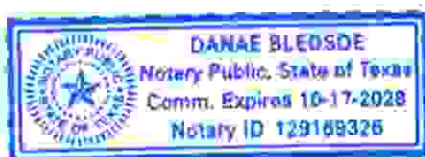
11. Association Management or Representative: Trio Homeowners Association Management

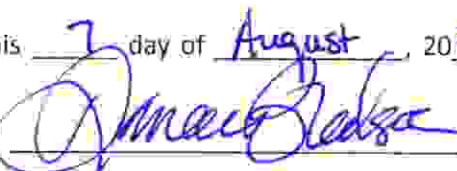
Proximity Townhomes Homeowners Association, Inc.
A Texas Non-Profit Corporation

By  Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 7 day of August, 2025, by Jessica Benavidez whose name and signature appears above.




Notary Public, State of Texas



VG-28-2025-20250145859

File Information

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

Document Number: 20250145859
Recorded Date: August 08, 2025
Recorded Time: 3:32 PM
Total Pages: 2
Total Fees: \$25.00

**** 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:
8/8/2025 3:32 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk