

The Bluffs at Lookout Canyon Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Bluffs at Lookout
2. Name of Association: The Bluffs at Lookout Canyon Homeowners Association, Inc.
3. Location of Association: Little Brook & Overlook Parkway, San Antonio 78260
San Antonio, TX 78240
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: <http://bluffsatlookout.eunify.net>
7. Recording Information:
Phase I – Volume 9558, Page 74-75 Plat Records of Bexar County
Phase II – Volume 9560, Page 164-165 Plat Records of Bexar County
Phase III – Volume 9564, Page 6-7 Plat Records of Bexar County
Phase IV – Volume 9571, Page 187-190 Plat Records of Bexar County
8. Recording Data for Association Declaration
 - Articles of Incorporation, filed on or about April 9, 2004, Volume 10701, Page 2098 Document #20030190783
 - Bylaws Volume 10701, Page 2085; Document #20040090576
 - Declaration of Covenants & Restrictions, Volume 10184, Page 2222; Document #20030190785
 - Unanimous Action of the Board of Directors: Volume 11921, Page 2261; Document #20060026711
 - Special Warranty Deed, Volume 12315, Page 2112; Document #20060191163
 - Resolution of the Board of Directors Regarding Violation Enforcement, Volume 13113, Page 1033; Document #20070217920
 - Resolution of the Board of Directors Regarding Assessment Collections, Volume 13113, Page 1037; Document #20070217921
 - First Supplemental Declaration Providing Annexation of Oliver Ranch Unit 2, Phase II: Volume 10687, Page 100-103, Document #20040083675
 - Second Supplemental Declaration Providing for Annexation of Oliver Ranch Unit 2 Phase III: Volume 11204, Page 2151-2153; Document #20050021730
 - Community Manual Volume 15293 Page 1. Document #20110233163
 - Articles of Incorporation, Bylaws, Solar Device & Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display & Flagpole Installation Policy, Display of Certain Religious Items Policy, Fine and Enforcement Policy, Assessment Collection Policy, Records Inspection, Copying & Retention Policy, Statutory Notice of Posting & Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections, and Voting, Statutory Notice of Conduct of Board Meetings
 - Resolution of the Board of Directors Regarding Xeriscaping Standards, Document #20210076663
 - 1st Amendment to Bylaws Pertaining to Quorum for Association Meetings #20180236305
 - Security Measures Policy #20230006230
 - Enforcement & Fine Policy #20230006229
9. Policies which pertain to the Association as part of the Master Association with Lookout Canyon Property Owners Association
 - Master Declaration of Covenants, Conditions & Restrictions #2001-0048197
 - Amended & Restated Master Declaration for Lookout Canyon #20120163789
10. 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

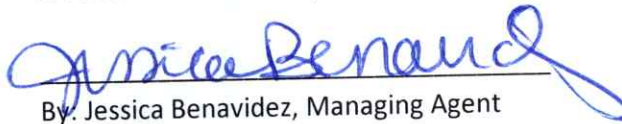
official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. 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 the State.

11. Fees associated with the Transfer of Ownership:

- a. Transfer Fee \$300
- b. Resale Certificate \$375- includes Financials, Insurance, Governing Documents
- c. Statement of Account \$125.00
- d. Bundles are available for a 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.
- e. This association is a sub-association to the Lookout Canyon Property Owners Association, Inc. Please make sure to order documents for the Lookout Canyon in addition to the Bluffs as both have assessments & Fees.

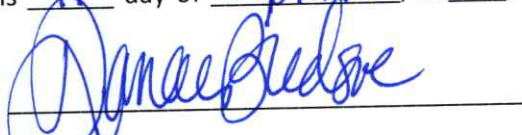
12. Association Management or Representative: Trio Homeowners Association Management

The Bluffs at Lookout Canyon Homeowners Association, Inc.
A Texas Non-Profit Corporation

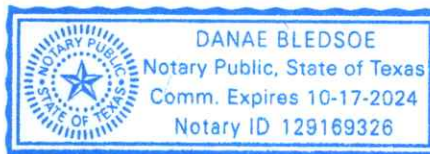

By: Jessica Benavidez, Managing Agent

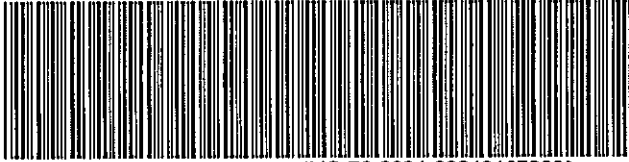
STATE OF TEXAS §
COUNTY OF BEXAR §

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-76-2024-20240167283

File Information

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

Document Number: 20240167283
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