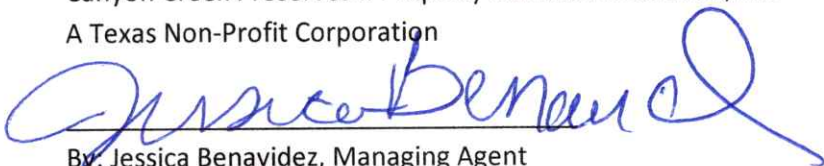


Canyon Creek Preserve II Property Owners Association, Inc Management Certificate

1. Name of Subdivision: Canyon Creek Preserves Phase 5 & 6
2. Name of Association: Canyon Creek Preserves II Property Owners Association, Inc.
3. Location of Association: Hwy 16 & Private Road 37; Helotes, TX 78023
4. Mailing Address for the Association: c/o Trio HOA Management
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management
www.TrioHOA.com; contact@triohoa.com
Phone: 210-399-1402
6. Community Website: <https://canyoncreekpreserve.eunify.net>
7. Recording Information:
 - Plat Phase 5, Volume 10, Page 389 in Medina County
 - Plat Phase 6, Volume 11, Page 1 in Medina County Recording Data for Association Declaration
8. Recording Declaration
 - Restrictions for Canyon Creek Preserve Phase 5, filed in Medina County, Document #2018001445
 - Restrictions for Canyon Creek Preserve Phase 6, filed in Medina County, Document #2018003663
 - Articles of Incorporation filed in Medina County with the Management Certificate #2018005801
 - First Amendment to Declaration of Covenants, Conditions & Restrictions Phase 5 & Phase 6, filed in Medina County, Document #2018005798
 - Certificate of Formation & Bylaws, Filed with Management Certificate Medina County #2018005801
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 the 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 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.

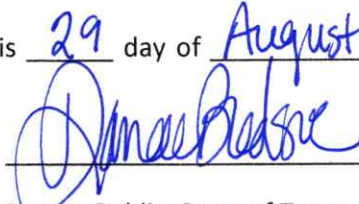
11. Association Management or Representative: Trio Homeowners Association Management

Canyon Creek Preserves II Property Owners Association, Inc.
A Texas Non-Profit Corporation

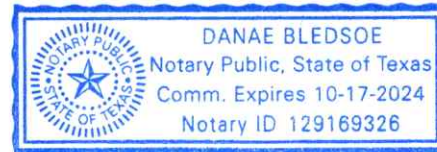

By: Jessica Benavidez, Managing Agent

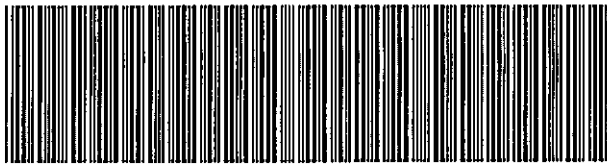
STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 29 day of August, 2023, by Jessica Benavidez
whose name and signature appears above.



Notary Public, State of Texas





VG-25-2023-2023007760

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 2023007760

Real Property Recordings

Recorded On: September 07, 2023 08:22 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

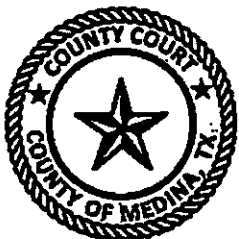
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023007760
Receipt Number: 20230907000005
Recorded Date/Time: September 07, 2023 08:22 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Oak Country POA Canyon Creek Preserves



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX