

Churchill Bluffs Homeowners Association, Inc
2025 Management Certificate

1. Name of Subdivision: Churchill Bluffs
2. Name of Association: Churchill Bluffs Homeowners Association, Inc.
3. Location of Association: Old Bitters and Farview Lane, San Antonio, TX 78216
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://churchillbluffs.eunify.net>
7. Recording Information:
 - Volume 11079, Pages 1621
 - Replat Volume 9529 Page 68
8. Recording Declaration
 - Articles of Incorporation filed on or about February 9, 2006, Real Property Records of Bexar County, Volume 11930, Page 2117
 - Bylaws, Real Property Records of Bexar County, Volume 11930, Page 2121
 - Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 11079, Page 1621; File #95-0009554
 - First Supplement to Declaration of Covenants, Conditions and Restrictions Annexation of Greenway Terrace, Unit 2, Real Property Records of Bexar County, Volume 12126, Page 941
 - Deed without Warranty, Real Property Records of Bexar County, Volume 12513, Page 552
 - First Amendment to Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 14300, Page 1880
 - Deed Without Warranty, Real Property Records of Bexar County, Volume 13079, Page 894
 - Resolution for Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 13316, Page 1217
 - Special Warranty Deed Volume 6420, Page 1605
 - Resolution of the Board Regarding Records Production, Copying & Retention #20130178176
 - ACC Guidelines for Flag Poles, Rain Barrels & Energy Generating/Saving Devices (Solar) #20130178178
 - Resolution of the Board Regarding Assessment Collections & Payment Plans File #20120083347
 - Resolution of the Board Concerning Parking Vehicles on Subdivision Streets File #20170071793
 - Community Manual (includes Articles of Incorporation, Bylaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections and Voting, Statutory Notice of Conduct of Board Meeting) Filed on or about December 30, 2011, Real Property Records of Bexar County, Volume 15291, Page 1097
 - First Amendment to Declaration of Covenants, Conditions & Restrictions for Churchill Bluffs Unit 1 & Declaration for Churchill Bluffs Homeowners Association, Filed July 9, 2025, Document #20250124740
9. 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, before purchase. The purpose of this certificate is to provide information sufficient for the title company to identify the subdivision correctly and to contact its governing Association. This certificate does not purport to identify every

SCANNED

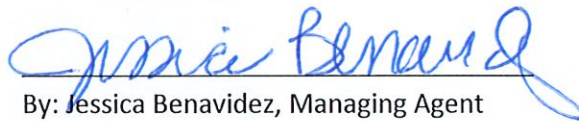
piece of information pertinent to the subdivision. No person should rely on this certificate for any purpose other than to follow the instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The registered agent for the Association is on file with the Texas Secretary of State.

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.

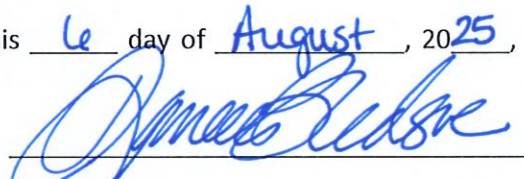
11. Association Management or Representative: Trio Homeowners Association Management

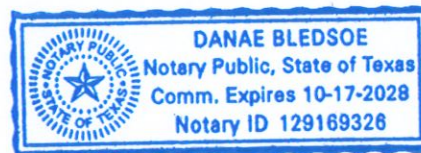
Churchill Bluffs Homeowners Association, Inc.
A Texas Non-Profit Corporation

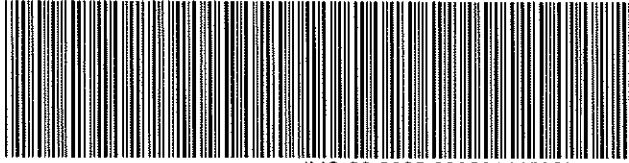

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

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


Notary Public, State of Texas





VG-28-2025-20250144592

File Information

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

Document Number: 20250144592
Recorded Date: August 07, 2025
Recorded Time: 11:05 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 11:05 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk