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Glenwood Property Owners Association, Inc
2024 Management Certificate



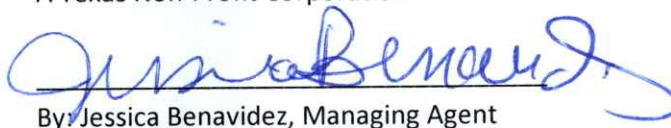
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1. Name of Subdivision: Glenwood POA
2. Name of Association: Glenwood Property Owners Association, Inc.
3. Location of Association: Starting at Intersection of Blanco Road & Glenwood Loop
Bulverde, TX 78163
4. Mailing Address for the Association: c/o 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: www.Glenwood.eunify.net
7. Recording Information:
 - Glenwood Plat Filed with Comal County Volume 15, Pages 53-58 Document #200406030955
8. Recording Data for Association Declaration
 - Declaration of Covenants, Conditions and Restrictions Document #200406031187
 - Articles of Incorporation Filed October 26, 2004, with the Secretary of State
 - Bylaws Document #200506013619
 - Bylaws First Amendment Document #200806011271
 - Bylaws Second Amendment Document #200906039565
 - Document Inspection Policy & Document Retention Policy #201206030234
 - Collections & Payment Plan Policy #201206030233
 - ACC Guidelines for Display of Flags, Religious Item, Solar Energy Devices & Rainwater Recovery Systems Document #201306038242
 - Resolution Establishing Street Reserve Cash Account Document #201806033223
 - Treated Water Pipeline Easement Document #20020339361, Volume 9409, Page 0967
 - Release of Sanitary Control Easement Document #201706044808
 - Swimming Pool Rules & Guidelines Document #201306038241
 - Warranty Deed Conveying Lot 123 to Glenwood Document #200706006631
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:
 - Transfer Fee \$300.00
 - Resale Certificate \$375.00 - includes Financials, Insurance, Governing Documents
 - Statement of Account \$125.00
 - 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

Glenwood Property Owners Association, Inc.

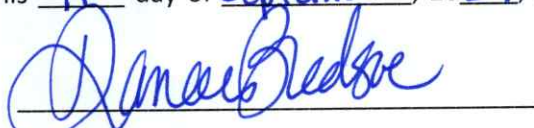
A Texas Non-Profit Corporation



By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 11 day of September, 2024, by Jessica Benavidez whose name and signature appears above.



Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/26/2024 02:09:07 PM
MARY 2 Page(s)
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