

Woller Creek Association, Inc
2024 Management Certificate

SCANNED

1. Name of Agent: Woller Creek
2. Name of Association: Woller Creek Association, Inc.
3. Location of Association: Woller Road, San Antonio, TX 78249
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Road Suite 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://wollercreek.eunify.net>
7. Recording Data for Association:
 - Volume 9528 Page 50 Plat Records of Bexar County
8. Recording Information:
 - Articles of Incorporation filed on or about May 10, 2000, Volume 8410, Page 213
 - Bylaws Filed on or about May 31, 1994, Volume 6087 Page 1904
 - Correction Bylaws filed on or about July 13, 1994, Volume 6133, Page 1607
 - Declaration of Covenants Volume 5933, Page 0485
 - Resolution for Owners to Submit Leases & Rental Agreements Volume 13746, Page 368
 - Community Manual Volume 15294, Page 653
 - Articles of Incorporation, Bylaws, Solar Device & Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display & Flagpole Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records Inspection, Copying & Retention Policy, Statutory Notice of Posting 7 Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections, and Voting Statutory Notice of Conduct of Board Meetings, Resolution for Owners to Submit Leases & Rental Agreements
 - Display of Religious Items Policy Document #20240132511
 - Collections Policy Document #20240132512
 - Bid Solicitation Policy Document #20240132513
 - 209 Hearing Policy Document #20240132514
 - Security Measures Policy Document #20240132515
 - Payment Plan Policy Document #20240132516
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 \$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

Woller Creek 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-76-2024-20240167356

File Information

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

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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 11:37 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk