

Canyon Creek Bluffs Property Owners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Canyon Creek Bluffs
2. Name of Association: Canyon Creek Bluffs Property Owners Association, Inc.
3. Location of Association: 1105 Canyon Brook, San Antonio, TX 78248
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://canyoncreekbluffs.eunify.net>
7. Recording Information:
8. Unit I, Volume 9526, Page 37; Unit II, Volume 9526, Page 40; Unit III, Volume 9527, Page 212
9. Recording Data for Association Declaration
 - Amended Declaration of Covenants, Conditions and Restrictions filed on or about April 14, 1993, Real Property Records of Bexar County, Volume 5628, Page 0918
 - Policy Resolution of the Board of Directors of Canyon Creek Bluffs Property Owners Association, Inc. filed on or about September 25, 2002, Real Property Records of Bexar County, Volume 9581, Page 1665
 - Special Warranty Deed filed on or about September 25, 2002, Real Property Records of Bexar County, Volume 9581, Page 1667
 - Articles of Incorporation of Canyon Creek Bluffs Property Owners Association, Inc. filed on or about May 7, 2003, Real Property Records of Bexar County, Volume 10005, Page 1047
 - Bylaws of Canyon Creek Bluffs Property Owners Association, Inc. filed on or about May 7, 2003, Real Property Records of Bexar County, Volume 10005, Page 1047
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions file on or about October 31, 1994, Real Property Records of Bexar County, Volume 6245, Page 779
 - Community Manual filed on or about December 30, 2011, Official Records of Bexar County, Volume 15293, Page 568
 - Architectural Guidelines for Flags & Flagpoles – Document #20180148700
 - Adoption of Permitted Rules & Regulations under Chapter 202 of the Texas Property Code: Security Measures, Religious Item Display Regulations, Swimming Pool Enclosure – Document #20220007348
 - Architectural Review Procedures & Guidelines – Document #20220007347
 - Adoption of Procedures & Guidelines for Conducting Hearings Pursuant to Chapter 209 – Document #20220007346
 - Adoption of Contract Procurement Policy – Document #20220007345
 - First Amendment to the Amended Declaration
 - Fine & Enforcement Policy, Document #20230225818
 - Second Amendment to the Amended Declaration – Short Term Lease Agreement, Document #20230225819
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 providing 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

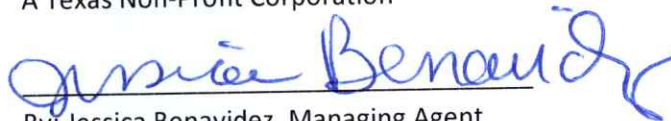
piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary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

11. 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.

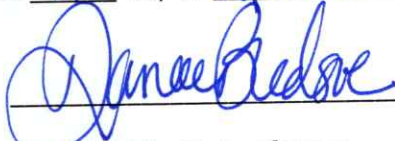
12. Association Management or Representative: Trio Homeowners Association Management

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

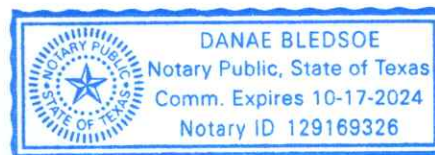

By: Jessica Benavidez, Managing Agent

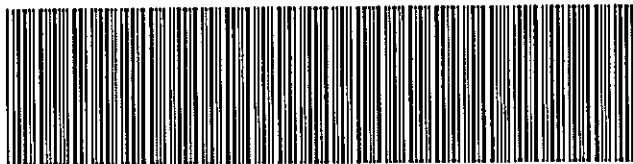
STATE OF TEXAS §
COUNTY OF BEXAR §

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





VG-76-2024-20240167286

File Information

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

Document Number: 20240167286
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