

**Lincoln Park II Homeowners Association, Inc**  
**Management Certificate**

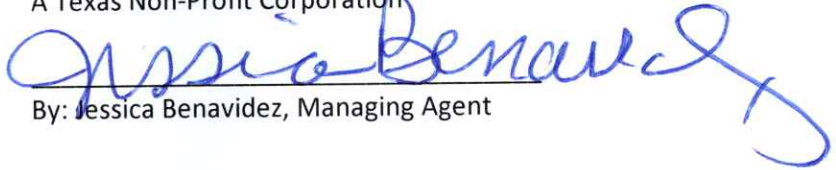
**SCANNED**

1. Name of Subdivision: Lincoln Park
2. Name of Association: Lincoln Park II Homeowners Association, Inc.
3. Location of Association: Rochelle Rd & Mary Todd; San Antonio, TX 78240
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](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://lincolnpark.eunify.net>
7. Recording Information:
  - Volume 9533, Pages 150-154, Plat Records of Bexar County, Texas
  - Volume 9537, Pages 135-136, Plat Records of Bexar County, Texas
8. Recording Declaration
  - Declaration of Protective Covenants Lincoln Park Unit 2, #96-0082235, Volume 6773, Page 1264
  - Annexation Declaration for Lincoln Park Unit 3, #97-0099732, Volume 7144, Page 1747
  - Bylaws #96-0108828, Volume 6822, Page 33
  - Articles of Incorporation, Volume 8278, Page 0514
  - Resolution of the Board Establishing a Collection Policy, #20160133163, Volume 17963, Page 2326
  - Document Inspection & Copying Policy, #20130202894, Volume 16362, Page 431
  - Guidelines for Display of Flags, #20130202897, Volume 16362, Page 440
  - Guidelines for Religious Item Display, #20130202896, Volume 16362, Page 438
  - Guidelines for Solar Energy Devices, #20130202895, Volume 16362, Page 436
  - Resolution Regarding Enforcement of Restrictions, #20060125421
  - Resolution Adopting Xeriscape Standards, 20140052929, Volume 16616, Page 995
  - Payment Plan Policy #20120004390, Volume 15304, Page 508
  - Records Retention Policy #20120004389, Volume 15304, Page 507
  - Bid Solicitation Policy #20220239146
  - 209 Hearing Policy #20220238474
  - Display of Religious Items, 2021 Update per Texas Legislative Session, #20220238473
  - Security Measures Policy #20220238472
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.

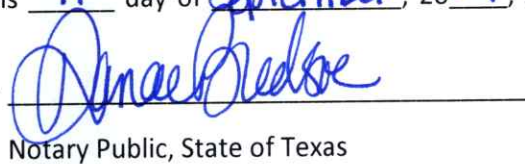
11. Association Management or Representative: Trio Homeowners Association Management

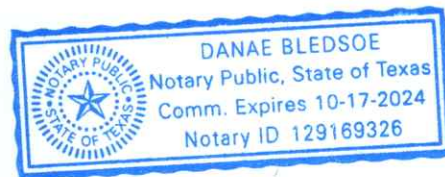
Lincoln Park II Homeowners Association, Inc.  
A Texas Non-Profit Corporation

  
By: Jessica Benavidez, Managing Agent

STATE OF TEXAS                   §  
COUNTY OF BEXAR           §

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

  
Notary Public, State of Texas





\*VG-76-2024-20240167299\*

### File Information

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

**Document Number:** 20240167299  
**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