

Shavano Garden Homes Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Shavano Garden Homes
2. Name of Association: The Woods of Shavano, Unit 20, Planned Unit Development
3. Location of Association: De Zavala & Red Maple Wood, San Antonio, TX 78249
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://shavanogardenhomes.eunify.net>
7. Recording Information:
 - Volume 9508, Page 78-80 #898484
8. Recording Declaration
 - Articles of Incorporation Volume 11826, Page 585
 - Declaration of Covenants, Conditions & Restrictions Vol. 3348, Page 2083 #920982
 - Declaration of Covenants, Conditions & Restrictions Vol. 3348, Page 2071 #920981
 - Amendment to Declaration Vol. 3814, Page 344 #1234520
 - Bylaws & First Amendment Vol. 11826, Page 585 #20050291111
 - Resolution & Policies filed with Management Certificate Vol. 18315 Page 749 #20170010750
 - Guidelines for Solar Panel, Flags, Roof Shingles, Rain Barrels & Religious Symbol Display Vol. 15229, Page 595 #20140102154
 - Resolution Regarding Assessment Collections & Payment Plans #20170243840
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

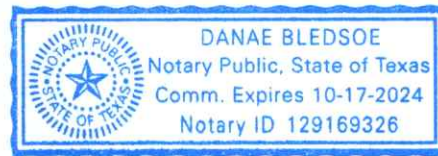
Shavano Garden Homes Homeowners Association, Inc.
A Texas Non-Profit Corporation

Jessica Benavidez
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.

Danae Bledsoe
Notary Public, State of Texas





VG-76-2024-20240167309

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 11:18 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk