

Crossing at Quail Creek Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Crossing at Quail Creek
2. Name of Association: Crossing at Quail Creek Homeowners Association, Inc.
3. Location of Association: Mainland and Burns Crossing; San Antonio, TX 78250
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://crossingatquailcreek.eunify.net>
7. Recording Information:
 - Unit 6, Volume 9528 Pages 113-114 Plat Records of Bexar County, Texas
 - Unit 7, Volume 9534 Pages 52-53 Plat Records of Bexar County, Texas
8. Recording Declaration
 - Articles of Incorporation, Volume 12005, Pages 2421-2429, Document #20060062965
 - Bylaws Filed 1994 in Bexar County, Texas
 - First Amendment to Bylaws, Volume 15960, Page 1492, Document #20130036521
 - Declaration of Covenants & Restrictions Unit 6, Volume 6274, Pages 1806-1818, Document #94-0210453
 - Declaration of Covenants & Restrictions Unit 7, Volume 6829, Pages 0335-0346, Document #96-0113122
 - Declaration of Covenants, Conditions & Restrictions, Volume 6274, Page 1819-1829, Document #94-0210454
 - Certificate of Annexation to Declaration of Covenants, Conditions & Restrictions Unit 7, Volume 6829, Page 0332-0334, Document #96-0113121
 - First Amendment to Declaration of Use Restrictions Unit 6, Volume 6439, Page 1047-1050, Document #95-0081769
 - Resolution Control for Rules & Regulations, Document #20040239531
 - Resolution Guidelines concerning Solar Energy Devices, Volume 15368, Page 1166, Document #20120034525
 - Resolution Guidelines concerning Roofing Materials, Volume 15368, Page 1163, Document #20120034524
 - Resolution Guidelines concerning Display of Religious Items, Volume 15368, Page 1158, Document #20120034522
 - Resolution Guidelines concerning Rainwater Recovery Systems, Volume 15368, Page 1155, Document #20120034521
 - Resolution Regarding Records Production & Copying Policy, Volume 15368, Page 1169, Document #20120034526
 - Resolution Regarding Records Retention Policy, Volume 15368, Page 1172, Document #20120034527
 - Resolution Guidelines for Display of Flags Policy, Volume 15368, Page 1160, Document #20120034523
 - Resolution Guidelines for Standby Electric Generators, Volume 17596, Page 2318, Document #20150237116
 - Resolution Regarding Payment Plan Guidelines, Volume 15368, Page 1174, Document #20120034528
 - Resolution Regarding Collections Policy, Document #20060031102
 - Resolution Regarding Covenant Policy, Document #20080062576
 - Legal Instrument Subdivision Common Areas and Facilities, Volume 6724, Page 1773-1775
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.

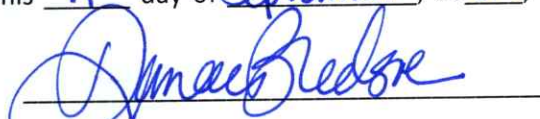
11. Association Management or Representative: Trio Homeowners Association Management

Crossing at Quail Creek 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-76-2024-20240167290

File Information

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

Document Number: 20240167290
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