

Canyon Ranch Estates Homeowners Association, Inc
2024 Management Certificate

SCANNED


1. Name of Subdivision: Canyon Ranch Estates
2. Name of Association: Canyon Ranch Estates Association, Inc.
3. Location of Association: 27602 Bordelon Way; San Antonio, TX 78260
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://canyonranchestates.eunify.net>
7. Recording Information:
 - Unit I, Volume 9567, Page 141; 20040241462
 - Unit I, Volume 9567, Page 142; 20050241463
 - Unit I, Volume 9567, Page 143; 20050241464
 - Unit I, Volume 9567, Page 144; 20050241465
 - Unit II, Volume 9575, Page 50-53; 20070095547
8. Recording Declaration
 - Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 12135, Page 2259; 20060118899
 - Supplemental Declaration of Covenants, Conditions Unit 1, Real Property Records of Bexar County, Volume 12135, Page 2304; 20060118900
 - Supplemental Declaration of Covenants, Conditions and Restrictions Unit 2, Real Property Records of Bexar County, Volume 12934, Page 2462; 20070140503
 - Articles of Incorporation filed in the Office of the Secretary of State on May 24, 2006
 - Subdivision Common Areas and Facilities, Real Property Records of Bexar County, Volume 11710, Page 2078; 20050241461
 - Certificate of Secretary of Canyon Ranch Estates, Volume 12166, Page 1768; 20060130863
 - Subdivision Common Areas and Facilities, Volume 12830, Page 1543; 20070095546
 - Canyon Ranch Estates Subdivision Homeowners Association Community Manual, Volume 15290, Page 2424; 20110232941
 - Bylaws filed on or about June 6, 2006, Real Property Records of Bexar County, Volume 12166, Page 1769
 - First Amendment to the Bylaws File #20130255569
 - Governing Documents Enforcement and Fine Policy File #20180144682
 - Residential Design Guidelines for Canyon Ranch Estates Unit 1, Volume 12166, Page 1782
 - First Amendment to Declaration of Covenants, Conditions and Restrictions Unit 1, Volume 16479, Page 745; 20130255568
 - Residential Design Guidelines File #20060130863
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.

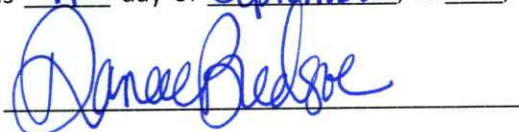
11. Association Management or Representative: Trio Homeowners Association Management

Canyon Ranch Estates Homeowners Association, Inc.
A Texas Non-Profit Corporation

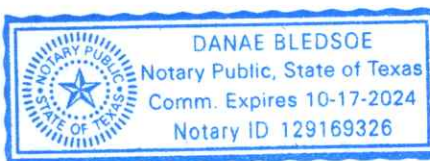

By: Jessica Benavidez, Managing Agent

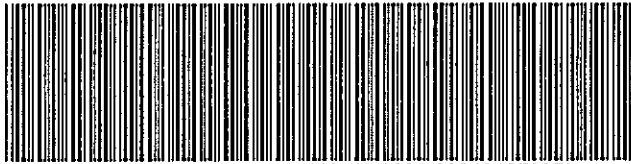
STATE OF TEXAS §
COUNTY OF BEXAR §

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-76-2024-20240167287

File Information

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

Document Number: 20240167287
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