

Towne Lake Garden Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Towne Lake Gardens
2. Name of Association: Towne Lake Garden Association, Inc.
3. Location of Association: Towne Lake Drive, San Antonio, TX 78217
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://townelakegarden.eunify.net>
7. Recording Information:
 - Book 9508, Page 86
 - Book 9503, Pages 153-156
8. Recording Declaration
 - Articles of Incorporation filed on or about June 28, 1985, Real Property Records of Bexar County
 - Amended Bylaws #20070032341
 - Declaration of Covenants, Conditions & Restrictions, Book 03352, Page 148 & Book 3438, Page 0816
 - Rules & Regulations, #20030211422, Volume 10235, Page 0752
 - Guidelines for Architectural Control Committee, Collections Policy, Contract Bid Policy, Golf Cart Policy, Guidelines for Covenant Violation Hearings, Leasing Information Policy, Pandemic Exposure Policy, Payment Plan Policy, Religious Items Display Policy, Security Measures, Fencing Policy, Swimming Pool Enclosure Policy All Filed under #20210274285
 - Policies concerning Payment Plans, Document Retention & Records Production Filed under 20120020295
 - Policies Filed together concerning Architectural Control Guidelines Policy, Collections Policy, Contract Bid Policy, Golf Cart Policy, Guidelines for Covenant Violation Hearings, Leasing Information Policy, Pandemic Exposure Policy, Payment Plan Policy, Religious Items Display, Security Measures & Fencing Policy, and Swimming Pool Enclosure
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

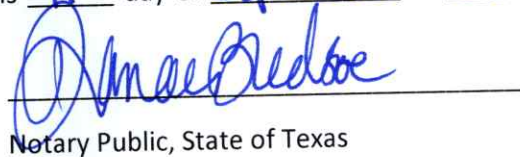
Towne Lake Garden Association, Inc.
A Texas Non-Profit Corporation


By: Jessica Benavidez, Managing Agent

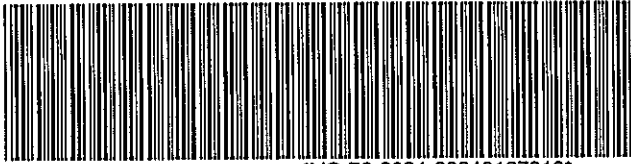
STATE OF TEXAS
COUNTY OF BEXAR

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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-76-2024-20240167313

File Information

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

Document Number: 20240167313
Recorded Date: September 12, 2024
Recorded Time: 11:18 AM
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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