

Savannah Heights Owners Association, Inc
2025 Management Certificate

1. Name of Subdivision: Savannah Heights
2. Name of Association: Savannah Heights Owners Association, Inc.
3. Location of Association: Smith Road & Savannah Heights/Morin Road, Von Ormy, TX 78073,
County of Bexar & Atascosa
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://savannahheights.eunify.net>
7. Recording Information:
 - Plat Record Unit 1, Volume 9542, Page 146
 - Plat Record Unit 2, Volume 9550, Pages 138-140 of Bexar County
 - Plat Record Unit 2B, Volume 9554, Pages 174-175 of Bexar County
 - Plat Record Unit 3, Filed with Atascosa
8. Recording Declaration
 - Articles of Incorporation Volume 2802, Pages 3369-3372
 - Bylaws of Savannah #20200107032
 - Amended and Restated Bylaws Volume 16639, Page 1800 #20140063597
 - Declaration of Covenants & Restrictions Volume 7844, Pages 0648-0662 #99-0031413
 - Declaration of Covenants & Restrictions Unit 2, Volume 8987, Page 722 #20010128515
 - Declaration of Covenants & Restrictions Unit 2B, Volume 11325, Page 2374 #20050075823
 - Declaration of Covenants & Restrictions Unit 3, Volume 135, Pages 454-469 of Atascosa County
 - Amendment to Declaration Unit 1, Volume 12697, Page 13 #20070037880
 - Amendment to Declaration Unit 2, Volume 12697, Page 21 #20070037881
 - Amendment to Declaration Unit 2B, Volume 12697, Page 29 #20070037882
 - 2nd Amendment to Declaration Units 1, 2, 2B & 3, Volume 16671, Page 1661 #20140077154
 - 3rd Amendment to Declaration Units 1, 2, 2B & 3, Volume 135, Page 454 #20140118239 & 153725 of Atascosa County
 - Document Retention & Copy Policy Volume 15503, Page 1721-1724 #20120095639 & Atascosa #131936
 - Payment Plan Policy Volume 15503, Pages 1717-1720 #20120095638 & Atascosa County #131937
 - Enforcement Policy #20180179474 & Atascosa County #190301
 - Resolution of the Board Regarding Assessment Collections & Payment Plans #20160255457 & Atascosa #176066
 - Resolution Regarding Assessment Collections & Payment Plans #20200120286 & Atascosa #205114
 - Access, Production & Copying Policy #20210325174
 - Bid Solicitation Policy #20210325175
 - Collection Policy & Payment Plan Policy #20210325176
 - Document Retention Policy #20210325178
 - Enforcement and Fine Policy #20210325179
 - Religious Items Policy #20210325177
 - Security Measures Policy #20210325180
 - Swimming Pool Enclosures Policy #20210325181
 - Amendment to Bylaws Filed with Bexar County #20220217478, Filed with Atascosa County #228525
 - Resolution adopting Architectural Review Process Policy Filed with Bexar County #20220217477, Filed with Atascosa County #228526
 - Social Committee Charter with Bexar County #20250145862, Filed with Atascosa County #254474

SCANNED

- Monitoring Camera Policy Filed with Bexar County #20250145863, Filed with Atascosa County #254473
- Amended & Restated Security Measures Policy Bexar County #20250196920, Filed with Atascosa County #256574
- Open Records Policy Bexar County #20250196921, Filed with Atascosa County #256575
- Governing Documents Enforcement and Fine Policy Bexar County #20250196922 Filed with Atascosa County #256576

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, before purchase. The purpose of this certificate is to provide information sufficient for the title company to identify the subdivision correctly 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 any purpose other than to follow the instructions for contacting the Association regarding 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:

- Transfer Fee \$300.00
- Resale Certificate \$375.00 - includes Financials, Insurance, Governing Documents
- Statement of Account \$125.00
- Bundles are available for resale and statement account to be ordered together. Documents needed for closing are subject to change depending on the documents ordered and the processing timeframe.

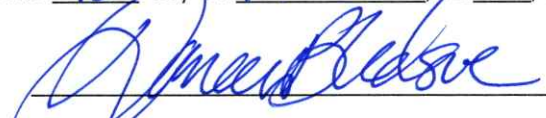
11. Association Management or Representative: Trio Homeowners Association Management

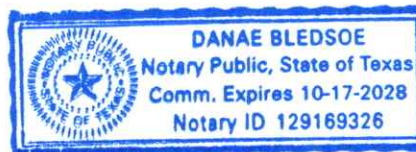
Savannah Heights Owners Association, Inc.
A Texas Non-Profit Corporation

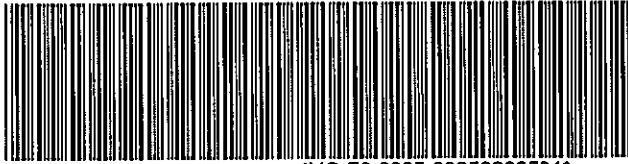

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 13 day of November, 2025, by Jessica Benavidez whose name and signature appears above.


Notary Public, State of Texas





VG-76-2025-20250236531

File Information

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

Document Number: 20250236531
Recorded Date: December 19, 2025
Recorded Time: 9:59 AM
Total Pages: 3
Total Fees: \$29.00

**** 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:
12/19/2025 9:59 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk