

Greenway Terrace (San Antonio) Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Greenway Terrace
2. Name of Association: Greenway Terrace (San Antonio) Homeowners Association, Inc.
3. Location of Association: Green Coral at Green Lake Drive; San Antonio, TX 78233
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://greenwayterrace.eunify.net>
7. Recording Information:
 - Volume 7100, Page 82, Plat Records of Bexar County, Texas
 - Volume 8500, Page 244, Plat Records of Bexar County, Texas
 - Volume 8800, Page 103, Plat Records of Bexar County, Texas
 - Volume 9563, Page 85, Plat Records of Bexar County, Texas
8. Recording Declaration
 - Articles of Incorporation filed on or about February 9, 2006, Real Property Records of Bexar County, Volume 11930, Page 2117
 - Bylaws, Real Property Records of Bexar County, Volume 11930, Page 2121
 - Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 11079, Page 1621
 - First Supplement to Declaration of Covenants, Conditions and Restrictions Annexation of Greenway Terrace, Unit 2, Real Property Records of Bexar County, Volume 12126, Page 941
 - Deed without Warranty, Real Property Records of Bexar County, Volume 12513, Page 552
 - First Amendment to Declaration of Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 14300, Page 1880
 - Deed Without Warranty, Real Property Records of Bexar County, Volume 13079, Page 894
 - Resolution for Covenants, Conditions and Restrictions, Real Property Records of Bexar County, Volume 13316, Page 1217
 - Community Manual (includes Articles of Incorporation, Bylaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents, Statutory Notice of Annual Meetings, Elections and Voting, Statutory Notice of Conduct of Board Meeting) Filed on or about December 30, 2011, Real Property Records of Bexar County, Volume 15291, Page 1097
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. Capital Enhancement Fee - .15% of the sales price per Buyer & per Seller
 - b. Transfer Fee \$300.00
 - c. Resale Certificate \$375.00 - includes Financials, Insurance, Governing Documents
 - d. Statement of Account \$125.00

- e. 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

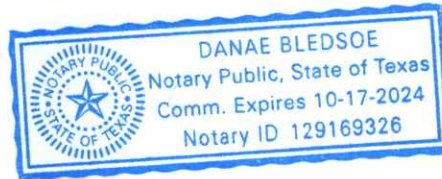
Greenway Terrace (San Antonio) Homeowners Association, Inc.
A Texas Non-Profit Corporation

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-76-2024-20240167293

File Information

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

Document Number: 20240167293
Recorded Date: September 12, 2024
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**** 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