

Wind Gate Run Homeowners Association, Inc
2024 Management Certificate

SCANNED

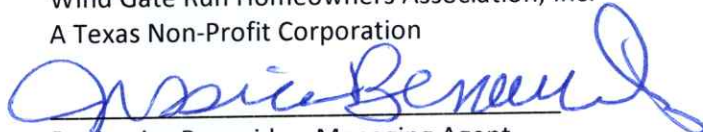
1. Name of Subdivision: Wind Gate Run
2. Name of Association: Wind Gate Run Homeowners Association, Inc.
3. Location of Association: Fm 1560 & Helotes Trail, Helotes, TX 78023
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Road Suite 175; San Antonio, TX 78230
5. Contact Information for the Association: Trio HOA Management
www.TrioHOA.com; contact@triohoa.com
Phone: 210-399-1402
6. Community Website: <https://WindGateRun.eunify.net>
7. Recording Information:
 - Unit One – Book 9591, Page 124 Plat Records of Bexar County
 - Unit Two – Book 9631, Page 83 Plat Records of Bexar County
 - Amended Plat – Unit One Book 9615, Page 61 Plat Records of Bexar County
8. Recording Declaration
 - Certificate of Formation & Bylaws Document #20100103812
 - Declaration of Covenants, Conditions, Easements & Restrictions Document #20090174720
 - Amended and Stated Declaration of Covenants, Conditions, Easements & Restrictions Unit 1 Document #20100056504
 - First Amendment to the Amended & Restated Declaration of Covenants, Conditions, Easements & Restrictions Unit 1 Document #20120021937
 - Second Amendment to the Amended & Restated Declaration of Covenants, Conditions, Easements & Restrictions Document #20160183683
 - Annexation Declaration for Wind Gate Run, Unit 2 Volume 15114, Page 1484
 - Board Resolution Establishing 2017 Quarterly Assessments Document #20160183682
 - Wind Gate Resident & Visitor Vehicle Parking & Towing Policy Document #20210333012
 - Wind Gate 2021 Texas Property Code Policies Concerning Security Measures, Religious Items Display, Bid Solicitation Policy, & 209 Hearing Policy
 - Access, Production & Copying Policy Document #20230146343
 - Drought-Resistant Landscaping & Water-Conserving Natural Turf Document #20230146342
 - Document Retention Policy Document #20230146341
 - Collection & Payment Plan Guidelines Document #20230146340
 - Flag Display Policy Document #20230146339
 - Solar Energy Devices & Roofing Materials Policy Document #20230146338
 - 3rd Amendment to CCR – Leasing #20230199840
 - Fine & Enforcement Policy #20230231517
 - 1st Amendment to Bylaws – Term Limits – Document #20240009275
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) Capital Contribution from Buyer to Association - \$250.00
- 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

Wind Gate Run Homeowners Association, Inc.
A Texas Non-Profit Corporation

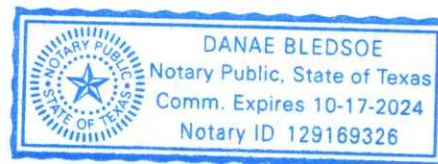

By: Jessica Benavidez, Managing Agent

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-76-2024-20240167317

File Information

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

Document Number: 20240167317
Recorded Date: September 12, 2024
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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