

Overlook of Carriage Hills Homeowners Association, Inc
2025 Management Certificate

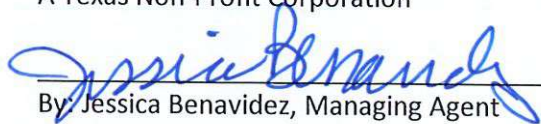
SCANNED

1. Name of Subdivision: Overlook of Carriage Hills
2. Name of Association: Overlook of Carriage Hills Homeowners Association, Inc.
3. Location of Association: Bamberger Way & Carriage BLVD; San Antonio, TX 78249
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://overlookofcarriagehills.eunify.net>
7. Recording Information:
 - Phase IV, Volume 9555, Pages 117-118, Plat Records of Bexar County, Texas
 - Phase V, Volume 9557, Page 26, Plat Records of Bexar Country, Texas
8. Recording Declaration
 - Declaration of Covenants, Conditions & Restrictions #20020482128, Volume 9713, Page 1171
 - Annexation to Declaration of Covenants, Conditions & Restrictions #20030096156, Volume 9960, Page 2032
 - Articles of Incorporation Filed with the Secretary of State October 14, 2002, #20020482126
 - Bylaws #20020482127, Volume 9713, Page 1159
 - Document Inspection and Copying Policy, #20130202874, Volume 16362, Page 373
 - Guidelines for Display of Flags, #20130202871, Volume 16362, Page 367
 - Guidelines for Religious Items Display, #20130202872, Volume 16362, Page 369
 - Guidelines for Solar Energy Devices, #20130202873, Volume 16362, Page 371
 - Payment Plan Policy #20120004394, Volume 15304, Page 521
 - Records Production Policy #20120004396, Volume 15304, Page 523
 - Records Retention Policy #20120004395, Volume 15304, Page 522
 - Resolution Adopting Xeriscape Standards, #20140052924, Volume 16616, Page 978
 - First Amendment to the Bylaws Regarding Quorum #20190221314
 - Enforcement & Fine Policy #20240132499
 - Collections Policy – Updated - #20240132498
 - Security Measures Policy - #20250193627
 - Solar Energy Devices Policy - #20250193628
 - Amended and Restated Governing Documents Enforcement & Fine Policy #20250193629
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 of 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.

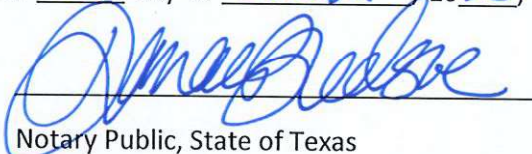
11. Association Management or Representative: Trio Homeowners Association Management

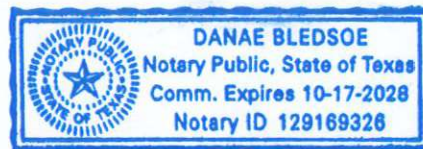
Overlook of Carriage Hills Homeowners Association, Inc.
A Texas Non-Profit Corporation

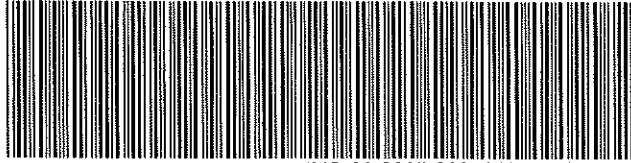

By Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 20 day of October, 2025, by Jessica Benavidez whose name and signature appears above.


Notary Public, State of Texas





VG-28-2025-20250196925

File Information

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

Document Number: 20250196925
Recorded Date: October 22, 2025
Recorded Time: 2:21 PM
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:
10/22/2025 2:21 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk