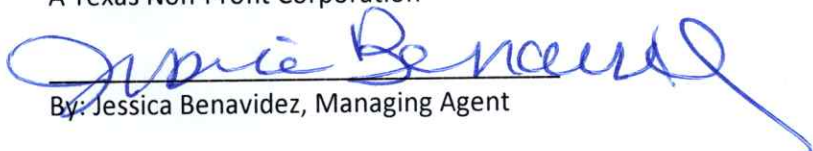


Windmill Hill Townhomes Owners Association, Inc
2024 Management Certificate

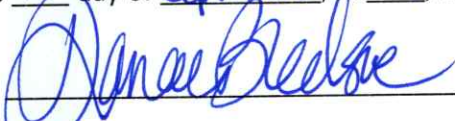
1. Name of Agent: Windmill Hill Townhomes
2. Name of Association: Windmill Hill Townhomes Owners Association, Inc.
3. Location of Association: Tapatio Springs, Boerne, TX 78006
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Road Suite 175; San Antonio, TX 78230
5. Contact Information for the Association: Trio HOA Management
www.TrioHOA.com; contact@triohoa.com
Phone: 210-399-1402
6. Community Website: <https://windmillhill.eunify.net>
7. Recording Data for Association:
 - Volume 2, Page 248
 - Volume 2, Page 342
8. Recording Information:
 - Articles of Incorporation, Real Property Records of Kendall County, Volume 624, Page 1074, #0140071
 - Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 459, Page 433-451 #104511
 - Annexation Declaration for Tapatio Springs, Volume 459, Page 452, #104512
 - Annexation Declaration for Tapatio Springs, Volume 527, Page 505, #0120007
 - Notice of Filing of Dedicatory Instruments, Bexar County, Volume 624, Page 1074
 - First Amendment to the Declaration of Reservations, Covenants, Conditions and Restrictions, Volume 1145, Page 982, #00237077
 - Third Amendment to the Declaration, Volume 1149, Page 473, #00237715
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

Windmill Hill Townhomes Owners Association, Inc.
A Texas Non-Profit Corporation

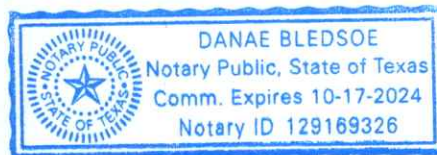

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 11 day of September, 2024, by Jessica Benavidez whose name and signature appears above.



Notary Public, State of Texas





VG-133-2024-392151

Kendall County
Denise Maxwell
Kendall County Clerk

Instrument Number: 392151

Real Property Recordings

Recorded On: September 16, 2024 09:17 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

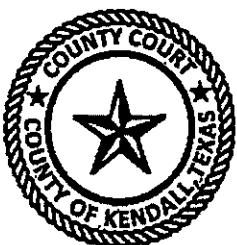
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 392151
Receipt Number: 20240916000013
Recorded Date/Time: September 16, 2024 09:17 AM
User: Teresa R
Station: cclerk07

Record and Return To:

Trio HOA



STATE OF TEXAS

Kendall County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell