

**Cantera Village Homeowners Association, Inc.**  
**2024 Management Certificate**

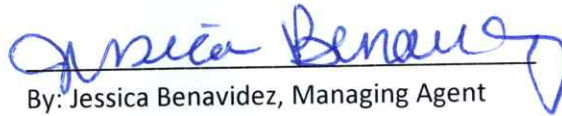
**SCANNED**

1. Name of Subdivision: Cantera Village
2. Name of Association: Cantera Village Homeowners Association, Inc.
3. Location of Association: Vance Jackson & Oakview Cove  
San Antonio, TX 78249
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](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <http://canteravillage.eunify.net>
7. Recording Information:  
Plat Map Book 9578, Page 69
8. Recording Data for Association Declaration
  - Declaration of Covenants, Conditions & Restrictions filed with Bexar County under Doc #20090069142
  - Assignment of Declarant's Rights filed with Bexar County under Doc #20110152913; Book 15109, Pg. 1111
  - Bylaws & Articles of Incorporation Filed with Bexar County under Doc #20110167252 Management Certificate
  - Resolutions/Policies Attached to Management Certificate Doc #20110231172; Book 15285, Page 241
  - Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Collections Policy, Administrative Resolution, Violation Policy, Solar Panels, Flag & Flag Polices, Roof Shingles, Rain Barrels, Religious Symbol Displays, and Architectural Guidelines
  - Resolutions/Policies/Guidelines attached to Management Certificate Doc #20140079312; Book 16676, page 927
  - Guidelines for Drought Resistant Landscaping & Natural Turf, Conflict of Interest Policy, Application of Payments Policy
  - Security Measures Policy #20230231520
  - Collections Policy #20230231521
  - 209 Hearing Policy #20230231522
  - Amended and Restated Bylaws #20230231523
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 a 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.

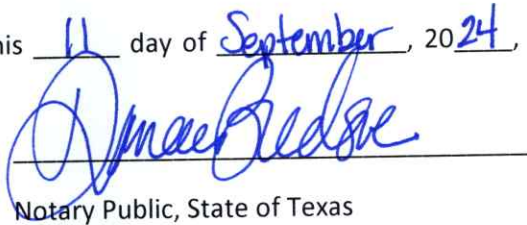
11. Association Management or Representative: Trio Homeowners Association Management

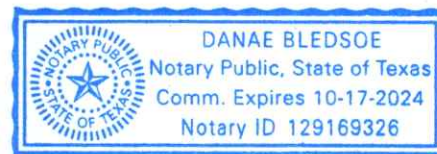
Cantera Village Homeowners Association, Inc.  
A Texas Non-Profit Corporation

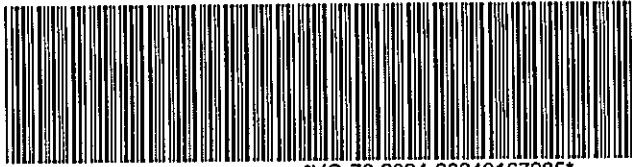
  
By: Jessica Benavidez, Managing Agent

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-76-2024-20240167285\*

**File Information**

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

**Document Number:** 20240167285  
**Recorded Date:** September 12, 2024  
**Recorded Time:** 11:18 AM  
**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:  
9/12/2024 11:18 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk