

Lookout Canyon Property Owners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Lookout Canyon POA
2. Name of Association: Lookout Canyon Property Owners Association, Inc.
3. Location of Association: Overlook Parkway & 281
San Antonio, TX 78260
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: www.lookoutcanyon.eunify.net
7. Recording Information:
#20110179514-16; 9571 Page 187-190; 9565 Page 181; 9564 page 6-7. Plat 9562 Page 133; Plat 9561 Page 167-169; Plat 9560 Page 164-165; Plat 9560 Page 54; Plat 9559 Page 123; Plat 9559 Page 123; Plat 9558 Page 74-75; Plat 9557 Page 79; Plat 9555 Page 155; Plat 9554 Page 197; Plat 9552 Page 164-171; Plat 9552 Page 53; Plat 9550 Page 5-10; Plat 9549 Page 114-115; Plat 9549 Page 45
8. Recording Data for Association Declaration
 - Certificate of Merger #800086531, Filed with the State of Texas August 21, 2012, #20120242299
 - Certificate of Incorporation, Filed with the State of Texas May 21, 2002
 - Bylaws, Filed with Management Certificate Document #20120242299
 - Master Declaration of Covenants, Conditions & Restrictions, Document #2001-0048197, Vol. 8799 Page 188
 - Certificate of Annexation & Supplemental Declaration of Covenants, Conditions & Restrictions for Lookout Canyon Commercial Tracts, Document #20050097088
 - Amended & Restated Master Declaration of Covenants, Conditions & Restrictions, Document #20120163789
 - Resolutions Filed with Management Certificate, Document #20120242299
 - Collections Policy, Payment Plan Policy, Document Retention Policy, Records Production & Copy Policy
 - Resolutions Filed with Management Certificate, Document #20130014277
 - Membership Voting, Payment Plan Policy, Records Inspection Policy, Records Retention, Email Registration Policy, Collections Policy
 - Resolutions Filed with Management Certificate, Document #20130204699
 - Collections Policy, Violation Policy, Record Retention Policy, Records Inspection, Payment Plan Policy, Email Registration, Membership Voting, Guidelines for Drought Resistant Landscaping & Natural Turf, Conflict of Interest Policy, Guidelines for Flag Display, Religious Items Display Policy, Solar Energy Device, Roofing Material, Rainwater Collection & Application of Payments Policy
 - Resolutions filed with Management Certificate, Document #20160021908
 - Electronic & Telephonic Action Policy & Payment Plan Policy
 - Resolutions Filed with Management Certificate, Document #20180124003
 - Billing Policy & Payment Plan Guidelines
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 is 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

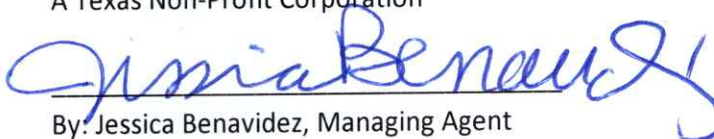
than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of the State.

10. Fees associated with the Transfer of Ownership:

- a. Transfer Fee \$300
- b. Resale Certificate \$375- 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.

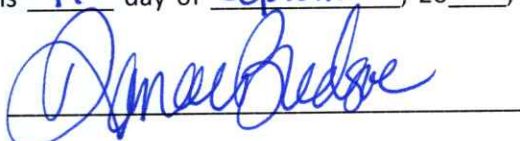
11. Association Management or Representative: Trio Homeowners Association Management

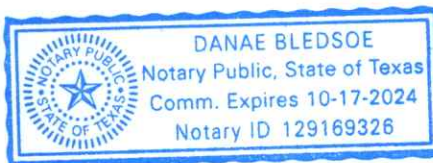
Lookout Canyon Property Owners Association, Inc.
A Texas Non-Profit Corporation

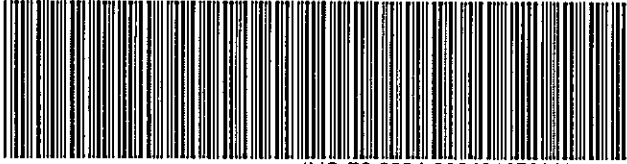

By: Jessica Benavidez, Managing Agent

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-76-2024-20240167300

File Information

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

Document Number: 20240167300
Recorded Date: September 12, 2024
Recorded Time: 11:18 AM
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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