

Seventh Homeowners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Seventh at Sonterra
2. Name of Association: The Seventh Homeowners Association, Inc.
3. Location of Association: Blanco Road & La Costa, San Antonio, TX 78258
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.theseventhatsonterra.com
7. Recording Information:
 - Unit 1- Volume 9513 Page 150
8. Recording Declaration
 - Bylaws: Volume 12208, Page 149. Document #20060148129
 - Declaration of Covenants and Restrictions: Volume 3807, Page 1017
 - Declaration of Covenants and Restrictions for the Seventh: Volume 4695, Page 0100
 - Notice of Filing of Dedicatory Instruments of The Seventh at Sonterra Association, Inc. (Articles of Incorporation, Clubhouse Reservation & Pool Rules), Volume 15326, Page 1515. Document #20120015053
 - Amendment to Bylaws of the Seventh Homeowners' Association, Inc. Volume 17735, Page 339. Document #20160043385
 - Animal Policy for The Seventh Homeowners' Association, Inc. Volume 17735, Page 365. Document #20160043390
 - Antenna Policy for The Seventh Homeowners' Association, Inc. Volume 17735, Page 359. Document #20160043389
 - Assessment Collection Policy for The Seventh Homeowner's Association, Inc. Volume 17735, Page 355. Document #20160043388
 - Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, Religious Items, Drought-Resistant Landscaping and Water Conserving Natural Turf, and Standby Electric Generators for the Seventh Homeowners' Association, Inc. Volume 17735, Page 369. Document #20160043391
 - Board Resolution Adopting Parking Rules for the Seventh Homeowners' Association, Inc. Volume 17735, Page 347. Document #20160043386
 - Resolution of the Board Regarding Payment Plan Guidelines for the Seventh at Sonterra Association, Inc. Volume 15312, Page 1218. Document #20120008517
 - Resolution of the Board Regarding Records Retention Policy & Records Production and Copying Policy Volume 15312, Page 1218. Document #20120008517
 - Trash Container & Collection Policy, filed with Previous Management Certificate Volume 18045, Page 1598. Document #20160165307
 - First Amendment to Declaration of Covenants, Conditions and Restrictions Volume 18650, Page 1550. Document #20170147044
 - Assessment Collection Policy for the Seventh at Sonterra Association, Inc. Volume 18976, Page 2031. Document #20180022166
 - 2nd Amendment to Declaration #20200268924
 - 209 Hearing Policy, Architectural Review Committee Charter, Application Review & Appeals Procedure & Guidelines Policy, Bid Solicitation Policy, Common Area Policy, Flag Policy, & Display of Religious Items Policy all filed with #20210322033
 - Resolution Concerning Fining Policy #20160043387

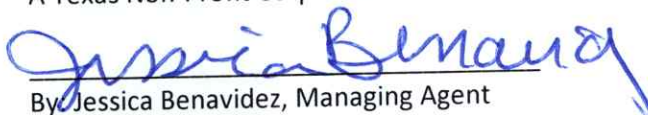
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection 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.

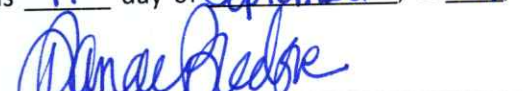
11. Association Management or Representative: Trio Homeowners Association Management

The Seventh Homeowners Association, Inc.
A Texas Non-Profit Corporation

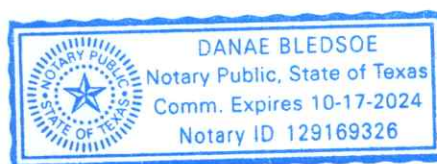

By Jessica Benavidez, Managing Agent

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-76-2024-20240167307

File Information

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

Document Number: 20240167307
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