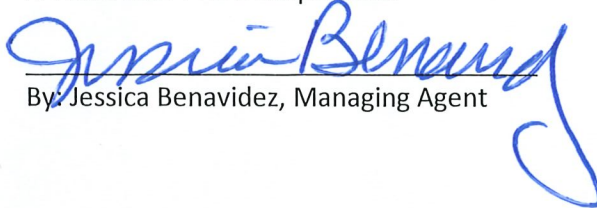


Potranco Acres 2024 Management Certificate

1. Name of Subdivision: Potranco Acres
2. Name of Association: Potranco Acres Homeowners Association, Inc.
3. Location of Association: Potranco Road & Stone Loop; Castroville, TX 78009
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: <https://potrancoacres.eunify.net>
7. Recording Information:
 - Plat Map #2020010380, Filed in Medina County, Texas
8. Recording Declaration
 - Potranco Acres Declaration of Covenants, Conditions, Easements & Restrictions Document #2020011377 – Filed in Medina County
 - Certificate of Formation of Potranco Acres Homeowners Association, Inc.
 - First Amendment to Declaration of Covenants, Conditions, Easements & Restrictions Document #2024010128
 - Bylaws of Potranco Acres Document #2024010129
 - Maintenance Policy Document #2024010130
 - Guidelines Relating to Rain Barrels & Rain Harvesting Systems, Solar Energy Devices, Storm & Energy Efficient Shingles, Flags, Drought-Resistant Landscaping & Water-Conserving Natural Turf, and Standby Electric Generators Document #2024010131
 - Records Retention Policy Document #2024010132
 - Open Records Policy Document #2024010133
 - Payment Plan Policy Document #2024010134
 - Builder Guidelines Document #2024010135
 - Collection Policy Document #2024010136
 - Governing Documents Enforcement & Fine Policy Document #2024010137
 - Display of Religious Items Display Document #2024010138
 - 209 Hearing Policy Document #2024010139
 - Security Measures Policy Document #2024010140
 - Bid Solicitation Policy Document #2024010141
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.

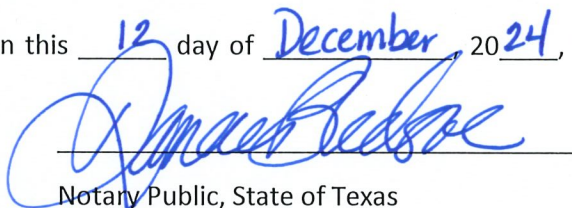
11. Association Management or Representative: Trio Homeowners Association Management

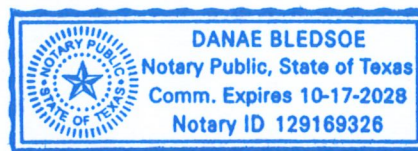
Potranco Acres Homeowners' Association, Inc.
A Texas Non-Profit Corporation

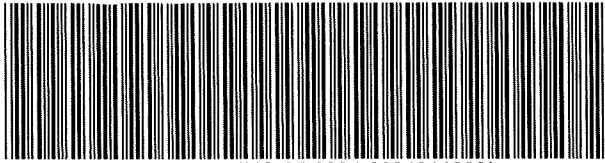

By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument has been acknowledged on this 12 day of December, 2024, by Jessica Benavidez whose name and signature appears above.


Notary Public, State of Texas





VG-25-2024-2024011283

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 2024011283

Real Property Recordings

Recorded On: December 16, 2024 02:03 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

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

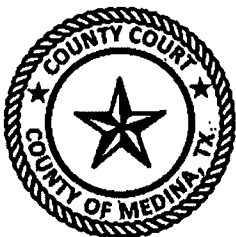
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024011283
Receipt Number: 20241216000042
Recorded Date/Time: December 16, 2024 02:03 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

TRIO HOA MANAGEMENT
11467 HUEBNER ROAD
SUITE 175
SAN ANTONIO TX 78230



**STATE OF TEXAS
Medina 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 Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX