


Clearwater Ranch Property Owners Association, Inc
2024 Management Certificate

SCANNED

1. Name of Subdivision: Clearwater Ranch
2. Name of Association: Clearwater Ranch Property Owners Association, Inc.
3. Location of Association: Huntress Ln; San Antonio, TX 78255
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://clearwaterranch.eunify.net>
7. Recording Information:
 - Volume 9644, Pages 32--43
8. Recording Declaration
 - Declaration of Covenants, Conditions and Restrictions Clearwater Ranch, Volume 11649, Pages 2138-52
 - Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions, Volume 17518, Page 152
 - Amendment to Declaration of Covenant Conditions and Restrictions Clearwater Ranch, Volume 14712, Pages 1196-98
 - Amendment to Declaration of Covenant Conditions and Restrictions Clearwater Ranch Volume 15622, Pages 2320-21
 - Amendment to Declaration of Covenant Conditions and Restrictions Clearwater Ranch Volume 15700, Pages 1820-23
 - Restated and Amended Declaration of Covenant Conditions and Restrictions Volume 16912, Page 1683
 - Restated and Amended Declaration of Covenant Conditions and Restrictions #20190013172
 - Bylaws of Clearwater Ranch File #20140146209
 - Resolution of the Board Regarding Payment Plan Guidelines File #20150202852
 - Resolution of the Board Regarding Assessment Collections Procedures and Payment Plan Guidelines #20160241225
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.

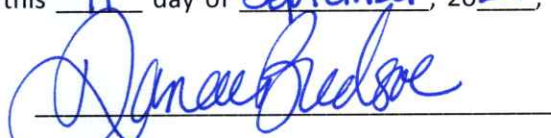
11. Association Management or Representative: Trio Homeowners Association Management

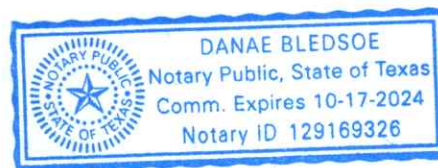
Clearwater Ranch Property Owners Association, Inc.
A Texas Non-Profit Corporation


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-76-2024-20240167289

File Information

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

Document Number: 20240167289
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