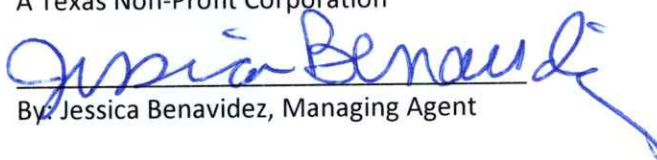


O.C. Property Owners Association, Inc
2024 Management Certificate

1. Name of Subdivision: Oak Country POA
2. Name of Association: O.C. Property Owners Association, Inc.
3. Location of Association: Hwy 16 & Oak Country; Helotes, TX78023
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://oakcountry.eunify.net>
7. Recording Information:
 - Volume 6, Pages 45-46, Plat Records of Bandera County, Texas
 - Volume 5, Pages 22-23, Plat Records of Medina County, Texas
8. Recording Declaration
 - Restrictions Imposed on Real Estate by Owners, County of Bandera, #34350
 - Amendment of Restrictions, County of Bandera & Medina Volume 224, Page 630 & Volume 224, Page 228, Document #36551 & #36658
 - Warranty Deed with Vendor's Lien on Community Lot 58 Well Easement, Volume 252 Page 801, #44450
 - Easement Deed, Volume 252, Page 786 & Volume 343, Page 414
 - Bylaws Volume 1131, Page 915, #229220; #2019000283 in Medina County, Texas
 - Religious Item Display Policy, Vol. 1131, Page 912 #0029219 in Bandera County, #2019000282 in Medina County, Texas
 - Solar Energy Devices Policy, Vol. 1131, Page 908 #229218 in Bandera County, #2019000281 in Medina County, Texas
 - Flagpole Policy, Vol. 1131, Page 904 #229217 in Bandera County, #2019000280 in Medina County, Texas
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.

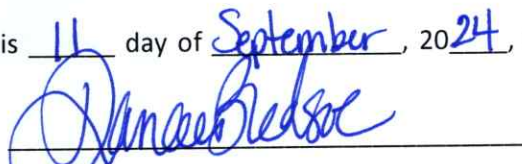
11. Association Management or Representative: Trio Homeowners Association Management

O.C. Property Owners Association, Inc.
A Texas Non-Profit Corporation

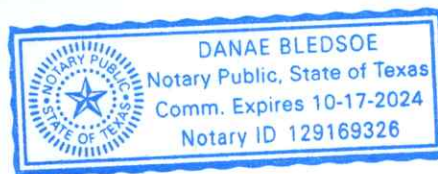

By: Jessica Benavidez, Managing Agent

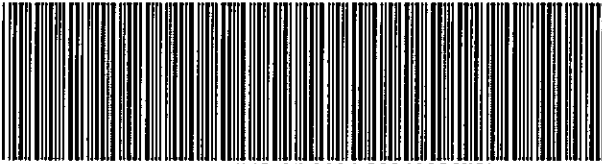
STATE OF TEXAS §
COUNTY OF BEXAR §

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-25-2024-2024008672

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 2024008672

Real Property Recordings

Recorded On: September 26, 2024 10:08 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

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

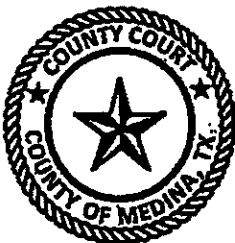
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024008672
Receipt Number: 20240926000016
Recorded Date/Time: September 26, 2024 10:08 AM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

TRIO HOMEOWNERS ASSOCIATION



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