

**Knolls of Woodlake Homeowners Association, Inc  
Management Certificate**

1. Name of Subdivision: Knolls of Woodlake
2. Name of Association: Knolls of Woodlake Homeowners Association, Inc.
3. Location of Association: Pleasant Bay & Woodlake Parkway; San Antonio, TX 78244
4. Mailing Address for the Association: c/o Trio HOA Management  
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management  
[www.TrioHOA.com](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://knollsofwoodlake.eunify.net>
7. Recording Information:
  - Unit 1, Volume 9574, Pages 62-64, Plat Records of Bexar County, Texas
  - Unit 1, Amended Volume 9576, Pages 148-152, Plat Records of Bexar County, Texas
  - Unit 2, Volume 9618, Pages 166-167, Plat Records of Bexar County, Texas
8. Recording Declaration
  - Certificate of Incorporation, Filed with the State of Texas #20080070920
  - Bylaws, Document #20070231222
  - Master Declaration of Covenants, Conditions & Restrictions, Document #20070216686
  - Supplemental Declaration of Covenants, Conditions & Restrictions Document #20070216687
  - Supplemental Declaration of Covenants, Conditions & Restrictions Document #20110049764
  - Assignment of Declarant Rights Document #20140005459
  - Amended & Restated Fine Policy Document #20190169936
  - Residential Design Guidelines Document #20070231222
  - Resolutions filed with Management Certificate, Document #20170147935  
Policies – Billing Policy, Payment Plan Guidelines
  - Resolutions filed with Management Certificate, Document #20160021910  
Policies – Uncurable Violation Enforcement Policy, Electronic & Telephone Action Policy, Payment Plan Policy, Solar Energy Device Guidelines, Standby Electric Generators Guidelines
  - Resolutions filed with Management Certificate, Document #20140127637  
Policies – Board & Membership Meeting Rules with Request to Speak Form
  - Resolutions filed with Management Certificate, Document #20130193434  
Policies – Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Guidelines for Drought Resistant Landscaping & Natural Turf, Conflict of Interest Policy, Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy
  - Statement of Parking Policy Volume 16648, Page 1673
  - Document Retention, Access, Production & Copying Policy Document #2012012264
  - Resolution of the Board of Directions Adopting a Violation and Fine Policy Document #20180055385
  - Bylaw Amendment Document #20230079184
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

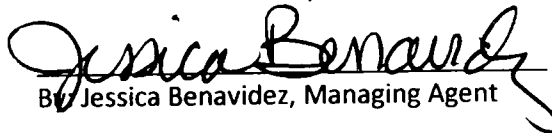
every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of the State.

10. Fees associated with the Transfer of Ownership:

- a) Transfer Fee \$200
- 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.

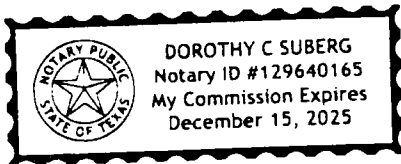
11. Association Management or Representative: Trio Homeowners Association Management


The Knolls of Woodlake 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 May, 2023, by Jessica Benavidez whose name and signature appears above.



  
Notary Public, State of Texas

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230083907  
**Recorded Date:** May 11, 2023  
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**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/11/2023 11:23 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk