

Serene & Scenic Hills Estates Homeowners Association, Inc
2024 Management Certificate

SCANNED

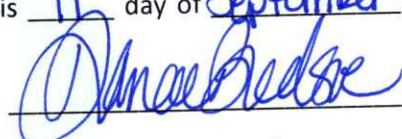
1. Name of Subdivision: Serene & Scenic Hills
2. Name of Association: Serene & Scenic Hills Estates Homeowners Association, Inc.
3. Location of Association: Toutant Beauregard & Scenic Hills Dr; San Antonio, 78255
4. Mailing Address for the Association: c/o Trio HOA Management
11467 Huebner Rd Ste 175; 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: www.sereneandscenichillshoa.org
7. Recording Information:
 - Serene Hills Plat: Volume 6400, Page 71-73
 - Scenic Hills Plat: Volume 5940, Page 21
 - Unit 1: Vol. 6200, Pages 27-30
 - Unit 1: Vol. 5970, Pages 64-65
 - Unit 2: Vol. 6200, Pages 66-69
8. Recording Declaration
 - Articles of Incorporation Filed August 6, 1996
 - First Amendment to Bylaws Regarding Quorum #202000011231
 - Supplemental Declaration of Covenants Volume 6793, Page 1110 #96-0093943
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

Serene & Scenic Hills Estates 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-76-2024-20240167306

File Information

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

Document Number: 20240167306
Recorded Date: September 12, 2024
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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