

**Treasure Island Home Association, Inc  
Management Certificate**

1. Name of Agent: Treasure Island
2. Name of Association: Treasure Island Homes Association, Inc.
3. Location of Association: 518 Admiral Benbow Lane, McQueeney, Texas 78123
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://treasureisland.eunify.net>
7. Recording Data for Association: The original plats of the Subdivision are recorded in Volume 2, Page 72 and Volume 2, Page 124 of the Plat records of Guadalupe County, Texas and amended plats affecting parts of the subdivision are recorded in Volume 5, Page 333A; Volume 5, Page 342A; Volume 6, Page 278 and Volume 6, Pages 367-368 of the Plat records of Guadalupe County, Texas
8. Recording Information:
  - Restated Articles of Incorporation, Filed on or around October 11, 1974, with the Secretary of the State of Texas
  - Amended and Reinstated Declaration of Covenants, Conditions and Restrictions, Filed on or around December 20, 2013, Real Property Records of Guadalupe County, Volume 4175, Pages 429-455
  - Procedure to Amend Restrictive Covenants, Filed on or around August 11, 2019, Real Property Records of Guadalupe County, Volume 3027, Pages 960-962
  - Notice of Filing of Dedicatory Instruments, Bylaws, Filed on or around March 13, 2013, Real Property Records of Guadalupe County, Volume 4053, Pages 909-918
  - Payment Plan Policy, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 321-323
  - Records Production and Copying Policy, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 324-327
  - Document Retention Policy, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 328-330
  - Guidelines For Display of Flags, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 331-333
  - Guidelines For Display of Certain Religious Items, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 334-335
  - Guidelines For Solar Energy Devices, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 336-338
  - Guidelines For Rainwater Recovery Systems, Filed on or around October 10, 2012, Real Property Records of Guadalupe County, Volume 3187, Pages 339-341
  - Guidelines For Roofing Materials, Filed on or around November 6, 2012, Real Property Records of Guadalupe County, Volume 3198, Pages 829-830
  - Boat Ramp Key Policy, Filed on or around September 9, 2013, Real Property Records of Guadalupe County, Volume 4138, Pages 288-290
  - Guidelines and Fine Schedule Promulgated by the Treasure Island Homes Association Architectural Control Committee and Approved by the Board of Directors, Filed on or around February 12, 2016, Real Property Records of Guadalupe County, Document #2016002998
  - Affidavit For Filing Dedicatory Instruments, Guidelines for Standby Electric Generators, Filed on or around March 24, 2016, Real Property Records of Guadalupe County, #2016005956
  - Social Media Policy, Filed on or around July 25, 2018, Real Property Records of Guadalupe County, #201899016689

- Notice of Filing of Dedicatory Instruments, Governing Documents Enforcement & Fine Policy, Filed on or around November 6, 2018, Real Property Records of Guadalupe County, #201899025416

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:

- Transfer Fee \$200
- Resale Certificate \$375- includes Financials, Insurance, Governing Documents
- Statement of Account \$125.00
- 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

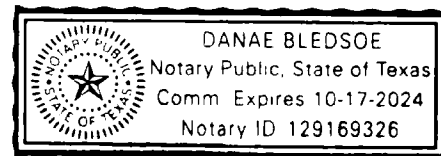
Treasure Island Homes Association, Inc.  
A Texas Non-Profit Corporation

*Jessica Ramirez*  
By: Jessica Ramirez, Managing Agent

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

This instrument has been acknowledged on this 1 day of February, 2022, by Jessica Ramirez, whose name and signature appears above.

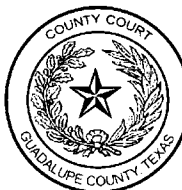
*Danae Bledsoe*  
Notary Public, State of Texas



202299003915

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
02/04/2022 08:47:26 AM PAGES: 2 LEAH  
TERESA KIEL, COUNTY CLERK

This document is being recorded as  
a COURTESY ONLY by Roberts  
Markel Weinberg Butler Hailey PC,  
without review and without liability,  
expressed or implied.



*Teressa Kiel*