

## **Ranches at Joshua Crossing Homeowners Association, Inc 2024 Management Certificate**

1. Name of Subdivision: Ranches at Joshua Crossing
2. Name of Association: Ranches at Joshua Crossing Homeowners Association, Inc.
3. Location of Association: Hwy 10 Access Road & Joshua Ranch Drive; Comfort, TX 78013
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](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: <https://ranchesatjoshua.eunify.net>
7. Recording Information:
  - Amending Plat Map #00260033, Volume 1276, Page 781
8. Recording Declaration
  - Certificate of Filing & Formation with Secretary of State Filed June 18, 2012
  - Covenants, Conditions & Restrictions Volume 1228, Page 443
  - Amendment to Declaration of Covenants, #00260033, Volume 1276, Page 781
  - 2<sup>nd</sup> Amendment to Declaration of Covenants #00346047; Volume 1790, Page 383
  - 3<sup>rd</sup> Amendment to Declaration of Covenants #20201119000016
  - Bylaws #00275590
  - Resolutions & Policies filed with Previous Management Certificate #00296929 Volume 1493, Page 183

Following Policies included with Certificate: Electronic & Telephonic Action, Payment Plan Policy, Solar Energy Device Guidelines, Standby Electric Generators, Uncurable Violation Enforcement Resolution, Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Membership Voting Policy, email Registration Policy, Religious Item Display, Roofing Material Guidelines, Rainwater Collection Devices, Flag Display, Drought-Resistant Landscaping & Natural Turf Guidelines, Assessment Collection Policy, Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy, Guidelines for Land Use of Adjacent Lots

  - Records Retention Policy #00296929, Volume 1493, Page 196
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.

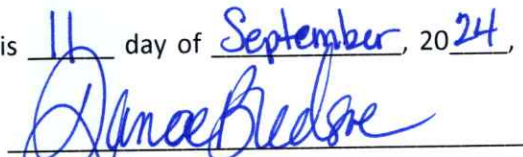
11. Association Management or Representative: Trio Homeowners Association Management

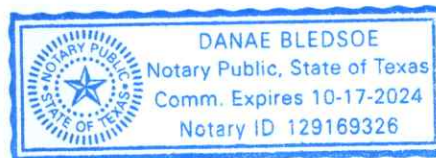
Ranches at Joshua Crossing Homeowners Association, Inc.  
A Texas Non-Profit Corporation

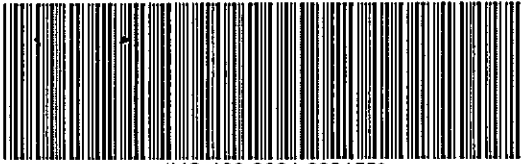
  
By: Jessica Benavidez, Managing Agent

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-133-2024-392152\*

Kendall County  
Denise Maxwell  
Kendall County Clerk

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Instrument Number: 392152

Real Property Recordings

Recorded On: September 16, 2024 09:17 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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

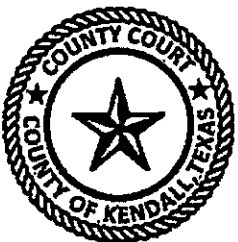
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 392152  
Receipt Number: 20240916000013  
Recorded Date/Time: September 16, 2024 09:17 AM  
User: Teresa R  
Station: cclerk07

**Record and Return To:**

Trio HOA



STATE OF TEXAS

Kendall 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 Kendall County, Texas

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*