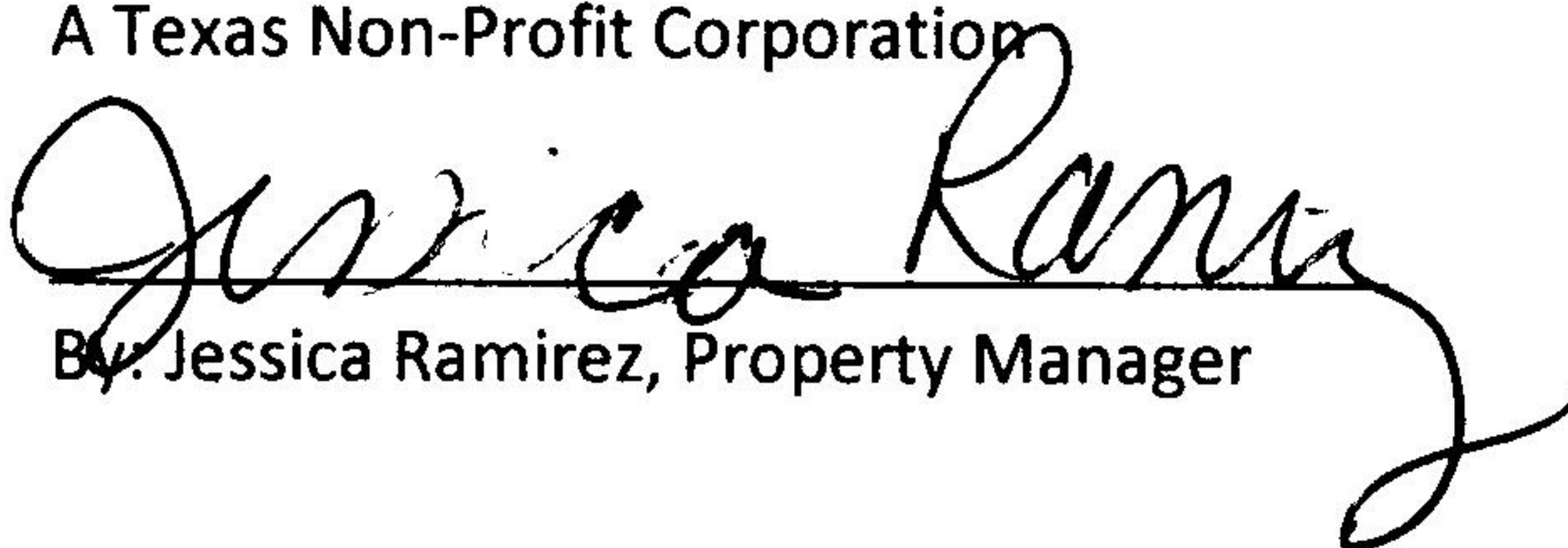


**Ackerman Meadows Homeowners Association, Inc  
Management Certificate**

1. Name of Subdivision: Ackerman Meadows
2. Name of Association: Ackerman Meadows Homeowners Association, Inc.
3. Location of Association: Benz-Engleman Road and Josepchs Run  
Converse, TX 78109
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://ackermanmeadows.eunify.net>
7. Recording Information:  
Volume 9721, Page 55, Document #20170185299 Plat Records of Bexar County, Texas
8. Recording Data for Association Declaration
  - Certificate of Formation Filing with the Office of the Secretary of the State, Filing number 802799993 on August 24, 2017
  - Bylaws Volume 18753, Page 1901, Document #20170188150
  - Declaration of Covenants, Conditions & Restrictions, Document #20170188061
  - Warranty Deed, Document #20190074270
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 is 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. Capital Contribution upon sale/purchase only - \$300.00 – Association Fee
  - c. Resale Certificate \$375- includes Financials, Insurance, Governing Documents
  - d. Statement of Account \$125.00
  - e. 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

Ackerman Meadows Homeowners Association, Inc.  
A Texas Non-Profit Corporation

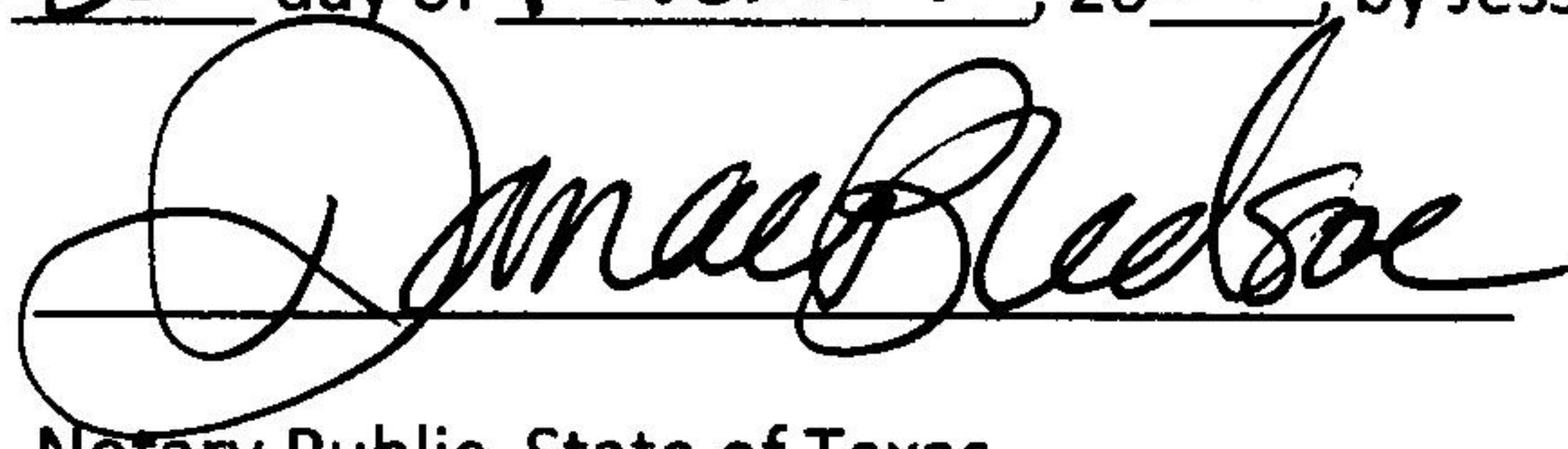
  
By: Jessica Ramirez, Property Manager

SCANNED

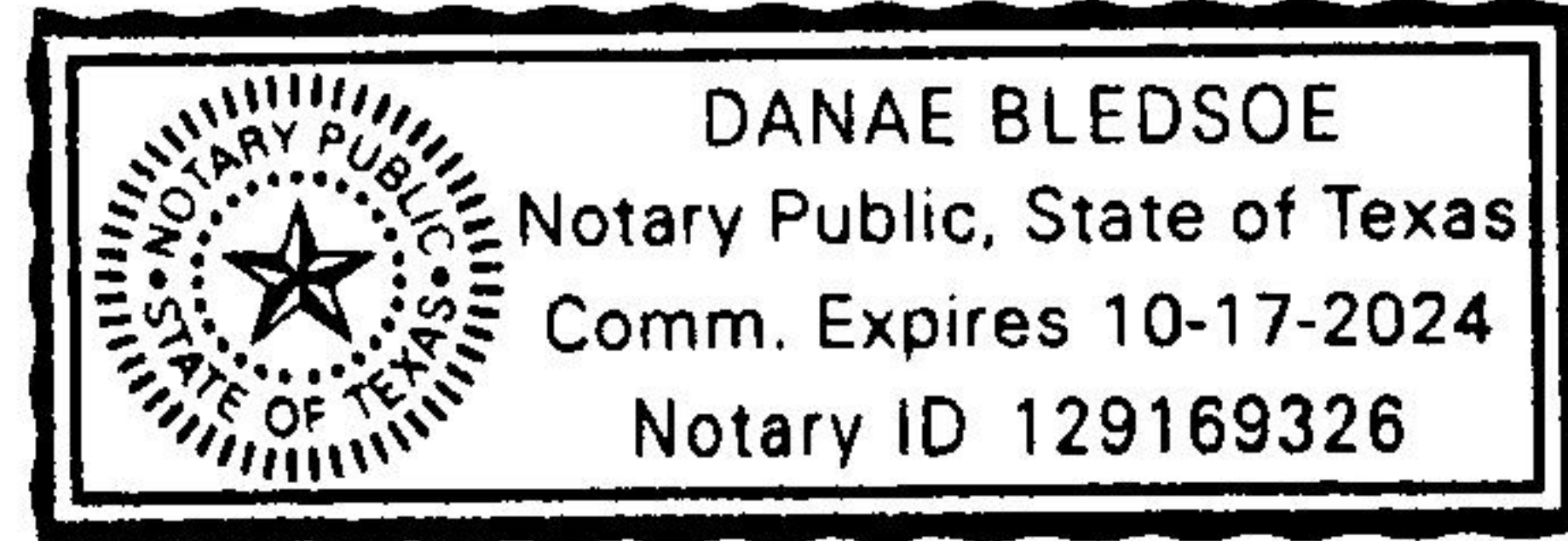
COUNTY OF BEXAR

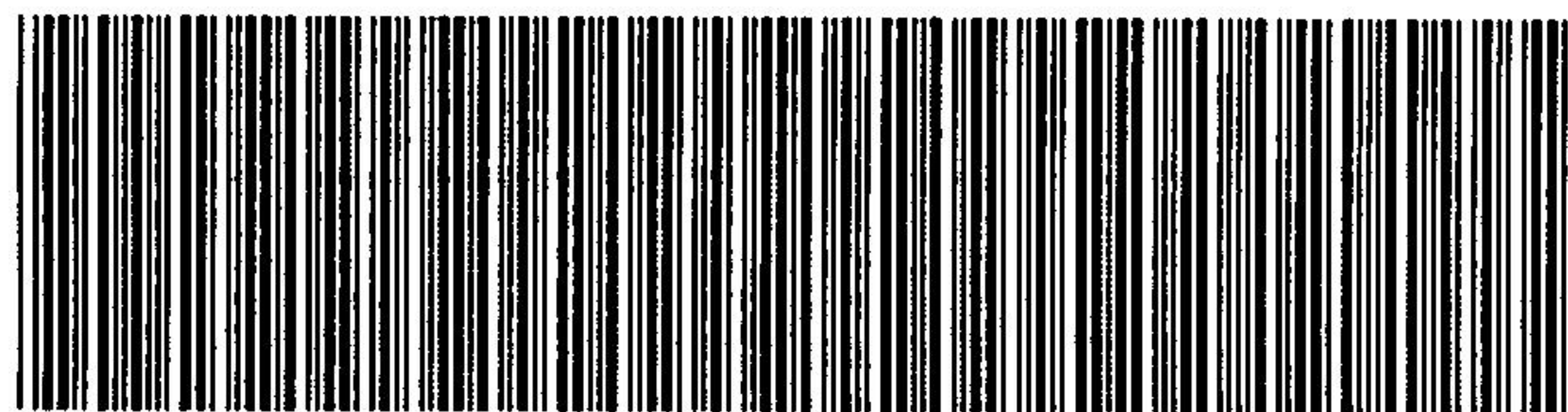
§

This instrument has been acknowledged on this 30 day of November, 2021, by Jessica Ramirez whose name and signature appears above.



Notary Public, State of Texas





\*VG-28-2021-20210332568\*

**File Information**

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

**Document Number:** 20210332568  
**Recorded Date:** November 30, 2021  
**Recorded Time:** 1:17 PM  
**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 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:  
11/30/2021 1:17 PM



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