

deemed the owner of only one tract. Such amendment, alteration or cancellation of any of the following restrictions must be in writing and be filed with the County Clerk of Hays County, Texas, in order to be of any force or effect. The restrictions are as follows:

1. That all of the above described lands and premises shall hereafter be used for residential purposes only, with it being intended that no commercial or business use of any such property shall be permitted and, specifically, that no signs shall be placed on any part or portion of such property indicating a commercial use thereof.
2. No structure shall be erected, altered or placed or permitted to remain on any part or portion of such property other than one detached single family dwelling not to exceed two stories in height and outbuilding used in connection therewith. The term outbuilding shall include only a garage, either attached or detached for not more than three cars, and servants quarters detached from the building; and, such garage and servants quarters may include a laundry room and laundry house and not as a public laundry. Except as herein set out, no other buildings may be located upon any portion of the subdivision, except a children's playhouse or buildings of like nature used for the convenience and pleasure of the occupants of the dwelling. No house trailer or mobile home shall be allowed, provided, however, this shall not preclude a pre-manufactured or modular home as defined by the Manufactured Housing Standards Act. No old houses shall be moved upon any lot. No tents or campers shall be occupied as dwellings; however, campers with chemical toilets may be in place for weekend use but shall not be in place for more than three (3) days.
3. No dwelling house shall be constructed upon a building plot having a living area of less than 700 square feet exclusive of porches; screened or unscreened; and, all of such construction, once commenced, shall be completed expeditiously without undue delay. All plans must be submitted to a three-member architectural committee elected by a majority of lot owners; for the purpose of determining such majority, the subdividers hereof shall be considered to be the owner of only one lot.
4. That those parcels containing 10 acres or more may be further subdivided into parcels of not less than 5 acres each. Such further subdivision shall not take place less than 1 years from the date of the deed conveying such parcel from the developer. Such subdivided lot shall continue to be subject to the covenants and use limitations contained herein. Parcels of less than 10 acres shall not be further subdivided. Notwithstanding anything contained in this paragraph 4 to the contrary it is expressly provided that if the above tract is to be conveyed by the undersigned to the Veterans' Land Board in accord with the Texas Veterans' Land Act (Art. 5421m V.A.C.S.) then the restriction against further subdivision contained in this paragraph 4 shall not prohibit the Veterans' Land Board from granting to the veteran-purchaser or his assigns, title to a portion of such tract while such tract is under Contract of Sale and Purchase between the Veterans' Land Board and such veteran-purchaser; and at such time

as title to such tract or any portion thereof is no longer owned or claimed by the Veterans' Land Board or subject to the terms, covenants, and conditions of the Veterans' Land Act, such tract and any subdivision thereof shall again be subject to the prohibition and restriction on further subdivision provided in this paragraph 4.

5. That all buildings, dwellings, garages, barns and other buildings hereafter constructed or any part or portion of such land must be set back at least 25 feet from any public or private roadways heretofore or hereafter provided for on such property, must be set back at least 25 feet from the side lines of the parcel of land upon which the structure is built and must be constructed of new materials in a good and workmanlike manner to the end that same will present a neat and attractive appearance in the area thereof.
6. That the entire exterior walls of all dwelling units or other buildings hereafter constructed on any portion of such property must be completed within one year after the commencement of work thereon or the placing of materials therefor on said property, whichever occurs the earliest, and in connection therewith it is understood that by the use of the work "completed", is also meant the finishing of all such exterior walls.
7. Any dwelling house constructed on a building plot shall have a three-piece bathroom and may have a lavatory, commode, and shower stall. No outside toilet shall be permitted.
8. Installation of septic tank soil-absorption sewerage disposal system shall be in accordance with the minimum recommendations by the Division of Sanitary Engineering, Texas State Department of Health, and inspected by a duly authorized agent of the Hays County Health Department. It is the responsibility of the owner, not the subdivider hereof, to install the septic tank and soil-absorption sewerage system.
9. All building plots shall be kept in a clean and orderly condition at all times. No hogs shall be allowed on any tract nor shall any other animals or fowl be kept on any premises in the subdivision as hereinafter established except household pets not kept for breeding purposes. An owner of lots comprising as many as five or more acres may have horses, sheep and/or goats on his lots but such animals shall be for domestic use only and not for any kind of commercialized stock operation. If the tract is not kept clean and orderly and a complaint is filed against the record owner by a majority of the lot owners owning land within 500 feet of the building plot complained of (for such purposes of determining a majority of lot owners, the subdivider shall in no event be considered to own more than one lot) then the owner of any lot within 500 feet of such lot shall have the right to clean said tract and assess the owner of such tract the cost of such cleaning. Such assessment shall be secured by a lien on the property which is hereby affixed, and shall be payable to the lot owner doing the cleaning. This restriction shall in no way prohibit the keeping of a family pet (cat or dog). No lot or any part thereof shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators or other equipment for the storage or disposal of such material shall be permitted. No junk, repair or wrecking yard shall be located on any tract. Material of any kind stored

on any lot shall be arranged in an orderly manner in the rear of the dwelling house on said property and shall be property covered.

10. No noxious or offensive activity shall be carried on or conducted upon the premises, nor shall anything be done on any lot hereinafter established which shall or may be or become any annoyance or nuisance to neighbors.
11. The above described property may fall within the 100 year flood plain, and it is the responsibility of the property owner not the developer to make such determination. The property owner will be required to comply with all laws, codes and regulations pertaining to the Federal Flood Insurance Program.
12. The owner of each tract, not the subdivider hereof, shall be responsible for the drilling and equipping of a water well, the providing of telephone, and the securing of power/electricity to the tract.
13. An easements 10' in width along all property lines shall be created for installation and maintenance of utilities and drainage facilities. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of surface water drainage in the easements. Within such easements the right of use, ingress and egress shall be had at all times for the installation, construction, operation, maintenance, repair, replacement, relocation or removal of any utility and drainage facility, together with the right to remove any obstruction or improvement that may be placed within any such easement which may interfere with the use of such easement for the purposes herein set forth. The easement area of each tract and all improvements in it shall be maintained continuously by the owner of the tract, except for those improvements for which a public authority or utility company is responsible. A utility easement may be used for any and all utilities, water, sewage disposal, telephone, gas and/or electricity unless expressly limited to a specific use on the recorded plat of the subdivision or stated in the conveyance out of Owner.
14. Any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case set-back lines and easements shall be measured from the resulting side property lines rather than from the lot lines as originally surveyed.
15. In order to provide for the installation, operation, repair and maintenance of any roads, streets and any common areas within the subdivision (hereinafter referred to as "common areas"), Owner, for the benefit of itself and each successor owner of a tract within the subdivision, hereby binds Owner and Owner's successors and assigns, as follows:

At any time and from time to time as any of the common areas in the subdivision are not being maintained by Travis County, Hays County, a city, or other type of taxing authority within which the subdivision is located, Owner may convey such common areas to a nonprofit corporation, or other organization, formed by Owner for the purpose of owning, maintaining, operating and repairing the common areas (the "Association") which shall have such supervisory authority to provide for the property maintenance, repair and operation of the common areas as may be appropriate to the

subdivision. The Association shall not be liable to an owner of any interest in such subdivision for any damage, claim or expense for the manner in which said common areas are operated, maintained and repaired, or for failure to operate, maintain or repair such common areas.

Every owner of a tract within the subdivision shall be a member of the Association and such membership shall be appurtenant to and may not be separated from ownership of a tract. The Association initially shall have two classes of voting members as follows:

Class A Members shall be all tract owners with the exception of Owner, and shall be entitled to one vote for each tract owned. A tract shall be considered as "owned" when legal, record title thereto has been transferred from Owner to a third party. When more than one person owns or holds an interest in a particular tract, all such persons shall be members and the vote for such tract shall be exercised as they may determine among themselves; provided, however, in no event shall more than one vote be cast with respect to any tract owned by Class A members.

Class B members shall be the Owner, who shall be entitled to exercise four votes for each tract owned by Owner. The Class B membership shall cease and automatically be converted to Class A membership when the total votes outstanding in the Class A membership equal or exceeds the total votes outstanding in the Class B membership.

Additional property and common areas may be annexed to or associated with the subdivision at any time with the consent of two-thirds of all members of the Association.

In order to provide a fund for the proper maintenance of such common areas (hereinafter called "Maintenance Fund") there is hereby imposed upon each tract in the subdivision an annual maintenance charge which shall not exceed Ten and No/100 Dollars (\$10.00) per acre contained within the exterior boundaries of such tract. Such maintenance charge shall be determined annually by the Association based upon the projected cost of operating, maintaining and repairing such common areas. Once assessed by the Association such maintenance charge shall be payable at such intervals as selected from time to time by the Association by each owner of a tract in the subdivision. Any delinquent maintenance charge shall accrue interest at an annual rate determined from time to time by the Association (which shall not exceed the maximum lawful annual interest rate) from the date of delinquency until paid. The maintenance charge hereby imposed shall not apply to Owner, or to any tract to which Owner holds both the record and beneficial title.

Neither Owner nor the Association shall be liable or responsible to any party for failure or inability to collect the maintenance charge or any part thereof from any party.

The Association may use the Maintenance Fund or any part thereof, for developing, improving, operating and maintaining any and all of the common areas which the owners and/or occupants of tracts may be privileged or shall have the right to use, regardless of who may own such common areas and regardless of their location. It is agreed and understood that the judgment of the Association, as custodian and administrator of said Maintenance Fund, when used in good faith in the

expenditure of said funds, or any part thereof, shall be binding, final and conclusive upon all parties in interest.

The payment of the maintenance charge hereby imposed shall be secured by an express lien in favor of the Association, as custodian and administrator of the Maintenance Fund, which lien is placed and imposed upon each tract in the subdivision subject to such charge. There is hereby granted unto the Association an express lien against each tract of the subdivision to secure all obligations of the owner or owners of said tract imposed upon such owner, or tract, under the provision hereof. Such lien may be foreclosed in the same manner as a deed of trust lien (Article 3810 V.A.C.S.) or a vendor's lien, without prejudice, however, to any other rights, powers or causes of action which the holder of said lien may have against any party who is then or who has theretofore been the owner of the property affected thereby. Said lien and all other provisions of this agreement shall be secondary and subordinate, however, to any liens, deeds of trust and encumbrances whatsoever given to secure all or any portion of the purchase price of any tract or any part thereof, or given to any party, agency or department of the State of Texas, bank, savings and loan association, insurance company, trust company, fraternal benefit organization, or corporation with banking or related powers, lawfully lending money for the purposes of making repairs or constructing dwellings or any other improvements whatsoever on any portion of any tract, or acquiring any promissory note or other evidence of indebtedness previously made for any such purpose. If any such lender or party acquiring such indebtedness should be in doubt as to the purpose for which such loan was made, or indebtedness incurred, or as to whether the lien herein granted is subordinate to any lien or deed of trust given for the purpose of securing any such mortgage or indebtedness, such lender or party acquiring such indebtedness may rely conclusively upon the written statement of the Association, with respect thereto. The Association may release or subordinate said lien and any other provision of this agreement, in whole or in part, with respect to any tract or tracts, should it deem it advisable, for any reason whatsoever, without affecting said lien insofar as it applies to any other tract or tracts within the subdivision.

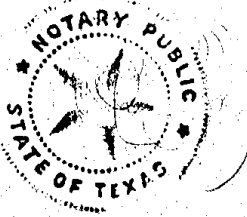
Notwithstanding anything contained herein to the contrary, if record title to any tract is acquired by the Veterans' Land Board of the State of Texas (the "VLB") then so long as record title to such tract is held by the VLB, such tract shall not be subject to or encumbered with a lien to secure payment of the maintenance charge; however payment of the maintenance charge shall remain the personal obligation of the party purchasing such tract from the VLB, and upon the conveyance of record title out of the VLB such tract again shall be subject to the lien herein created to secure payment of the annual maintenance charge.

In addition to the "common areas" the Association may own and/or operate any utility service (including by way of example but not limitation, water, gas, sewage and electricity) which is available for use by any tract within the subdivision, and it shall not be necessary for any such utility service to be limited only to the subdivision and may serve other property located without the subdivision. If the Association should become the owner and/or operator of any such utility service, then the Association may create and collect such installation fees, tap fees, service fees and similar fees from each user thereof in such amounts and at such times as deemed necessary or desirable by

357 8

THE STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me on this 27th
day of June, 1983, by DOUGLAS J. BARCLAY.



Michael D. Stevens
NOTARY PUBLIC, State of Texas
Michael D. Stevens
(Print or type name of Notary)
My commission expires: 3-3-84

STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Hays County, Texas, as stamped hereon by me



July 1, 1983
Dwight B. Clayton
COUNTY CLERK
HAYS COUNTY, TEXAS

Dwight B. Clayton
COUNTY CLERK

FILED
HAYS COUNTY, TEXAS
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Wimberley - HCAC
Special

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QUITCLAIM DEED

THE STATE OF TEXAS
COUNTY OF HAYS

290461

WHEREAS, DOUGLAS J. BARCLAY and JAMES S. ERNST were the developers of that certain subdivision known as Stagecoach Ranch, Sections I, II, III, IV, and V, a subdivision in Hays County, Texas, which Sections are recorded in the Hays County Plat Records as follows:

Section I	Volume 2, Page 356
Section I Replat	Volume 4, Page 338
Section II	Volume 2, Page 357
Section III	Volume 2, Page 358
Section IV	Volume 2, Page 359
Section V	Volume 2, Page 360

WHEREAS, DOUGLAS J. BARCLAY and JAMES S. ERNST have conveyed all of the lots within all sections of Stagecoach Ranch; and

WHEREAS, DOUGLAS J. BARCLAY and JAMES S. ERNST desire to convey the roads and streets situated within each of the above described Sections of Stagecoach Ranch to the STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, which has been created by the owners of lots within said subdivision to care for and maintain the roads and streets.


NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that DOUGLAS J. BARCLAY of Travis County, Texas, and JAMES S. ERNST of Kerr County, Texas, for and in consideration of the sum of One and No/100 Dollars (\$1.00), in hand paid by the grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM, unto STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, of the County of Hays, State of Texas, whose address is HC 04, Box 30F1, Dripping Springs, Texas 78620, all of their right, title and interest in and to all roads and streets located within STAGECOACH RANCH, a subdivision in Hays County, Texas, comprised of the following

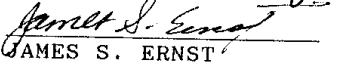
Sections, the map or plat thereof being recorded in the Hays
County Plat Records as follows:

Section I	Volume 2, Page 356,
Section I Replat	Volume 4, Page 338,
Section II	Volume 2, Page 357,
Section III	Volume 2, Page 358,
Section IV	Volume 2, Page 359,
Section V	Volume 2, Page 360,

TO HAVE AND TO HOLD all of its right, title and interest in
and to the above described roads and streets unto the said
grantee, its successors and assigns forever, so that neither
DOUGLAS J. BARCLAY and JAMES S. ERNST, their successors and
assigns shall have, claim or demand any right or title to the
aforesaid roads and streets.

EXECUTED this 15~~th~~ day of February, 1990.


DOUGLAS J. BARCLAY

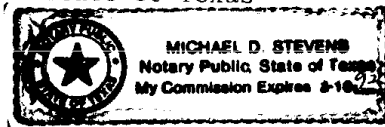

JAMES S. ERNST

THE STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this 15th day of February, 1990, by DOUGLAS J. BARCLAY.

Michael D. Stevens
Notary Public,
State of Texas

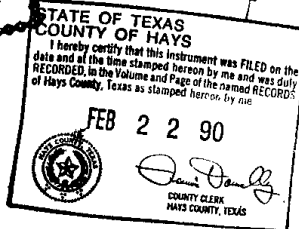
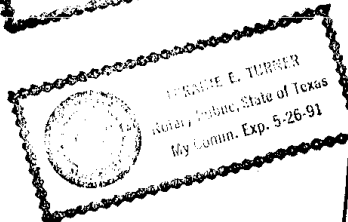
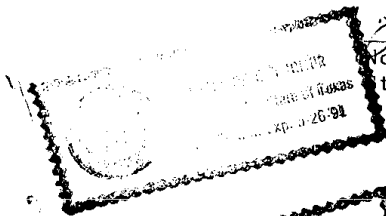


THE STATE OF TEXAS

COUNTY OF Kerr

This instrument was acknowledged before me on this 16 day of Feb, 1990, 1990, by JAMES S. ERNST.

Lorain Turner
Notary Public
State of Texas



FILED
HAYS COUNTY, TEXAS
90 FEB 22 PM 3 54
COUNTY CLERK

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L15

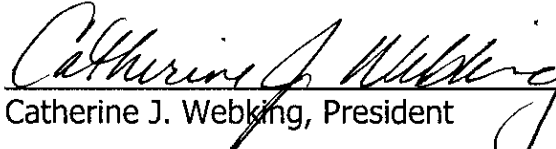
**STAGECOACH RANCH PROPERTY OWNER'S ASSOCIATION
RESTRICTION AMENDMENTS**

By affirmative vote of a majority of the property owners in each affected section by written ballot, the restrictions for Section I, Section II, Section III, Section IV, and Section V are amended as set forth below.

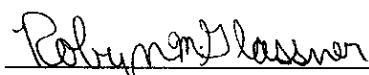
The following language is added to the restrictions:

After their original term, these restrictions and covenants as amended here shall remain in effect for an additional ten (10) year term and shall be automatically extended for successive ten (10) year terms unless terminated or amended prior to the anniversary date by a simple majority vote of existing members.

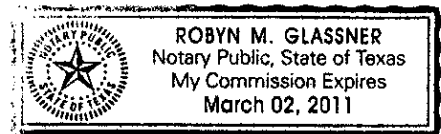
On behalf of the Board of the Stagecoach Ranch Property Owner's Association, I affirm the amendment to the restrictions for each section identified above.


Catherine J. Webking, President

SWORN TO AND SUBSCRIBED TO BEFORE ME on the 29th day of August, 2007.


Notary Public in and for the State of Texas

My Commission Expires: March 2, 2011



Filed for Record in: 01 113 11
Hays County
On: Sep 20, 2007 at 02:49P
Document Number: 70027889
Amount: 16.00
Receipt Number - 179553
By:
Alisha Herzog, Deputy
Linda C. Fritscher, County Clerk
Hays County

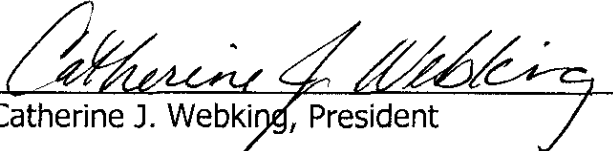
**STAGECOACH RANCH PROPERTY OWNER'S ASSOCIATION
RESTRICTION AMENDMENTS**

By affirmative vote of a majority of the property owners in each affected section by written ballot, the restrictions for Section II, Section III, Section IV, and Section V are amended as set forth below.

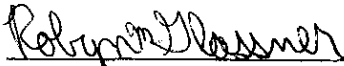
For Restriction Number 15, the first sentence of the fifth paragraph is amended as follows:

In order to provide a fund (hereinafter called "Maintenance Fund") for the proper maintenance of such common areas there is hereby imposed upon each tract in the subdivision an annual maintenance charge which shall not exceed ~~Ten~~ Twenty and No/100 Dollars (~~\$10.00~~) (\$20.00) per acre contained within the exterior boundaries of such tract.

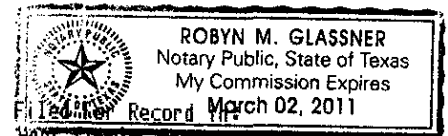
On behalf of the Board of the Stagecoach Ranch Property Owner's Association, I affirm the amendment to the restrictions for each section identified above.


Catherine J. Webking, President

SWORN TO AND SUBSCRIBED TO BEFORE ME on the 21st day of August, 2007.


Notary Public in and for the State of Texas

My Commission Expires: March 2, 2011



HAYS COUNTY
On: Sep 20, 2007 at 02:49P
Document Number: 70027890
Amount: 16.00
Receipt Number - 179553
By,
Alisha Herzog, Deputy
Linda C. Fritsche, County Clerk
Hays County

Hays TX
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2015 15025523

Instrument Number: 2015-15025523

As

Recorded On: August 14, 2015

OPR RECORDINGS

Parties: STAGECOACH RANCH SUBDIVISION

Billable Pages: 1

To

Number of Pages: 2

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS	26.00
Total Recording:	26.00

***** DO NOT REMOVE. 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: 2015-15025523
Receipt Number: 405752
Recorded Date/Time: August 14, 2015 10:46:48A
Book-Vol/Pg: BK-OPR VL-5296 PG-170
User / Station: B Parker - Cashiering #6

Record and Return To:

KRISTINA ADKINS
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

**STAGECOACH RANCH PROPERTY OWNER'S ASSOCIATION
RESTRICTION AMENDMENTS**

By affirmative vote of a majority of the property owners in the affected section by written ballot, the restrictions for Section I are amended as set forth below.

For Restriction Number 15, the first sentence of the fifth paragraph is amended as follows:

In order to provide a fund (hereinafter called "Maintenance Fund") for the proper maintenance of such common areas there is hereby imposed upon each tract in the subdivision an annual maintenance charge which shall not exceed Twenty and No/100 Dollars (\$20.00) per acre contained within the exterior boundaries of such tract.

On behalf of the Board of the Stagecoach Ranch Property Owner's Association, I affirm the amendment to the restrictions for Section I identified above.

Kristina R. Adkins
Kristina Adkins, Treasurer

SWORN TO AND SUBSCRIBED TO BEFORE ME on the 10 day of August, 2015.

K. Guajardo
Notary Public in and for the State of Texas



My Commission Expires: 4/17/18

AFTER RECORDING RETURN TO:
Baker & Robertson
Attention: Tom Robertson
P.O. Box 718
Dripping Springs, TX 78620

AMENDED BYLAWS OF
STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION
Amended March 23, 2018

BYLAWS OF
STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION



AMENDED MARCH 23, 2018

ARTICLE I: NAME AND LOCATION

The name of the corporation shall be STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION. The principal office of the corporation shall be located at the address of the President, but meetings of members and directors may be held at such places within Travis or Hays Counties as may be designated by the Board of Directors.

ARTICLE II: PURPOSE

The purpose of the Association is to provide for the maintenance and preservation of the common areas and architectural control of the residential lots of the Subdivision.

ARTICLE III: DEFINITIONS

Section 1. "Association" shall mean and refer to Stagecoach Ranch Property owners Association, a Texas non-profit corporation, and its successors and assigns.

Section 2. "Subdivision" shall mean and refer to those certain tracts of real property described in Article V of the Articles of Incorporation, and such additions thereto as may be brought within the jurisdiction of the Association pursuant to the provisions of the Declaration.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners, or over which the Association has rights and easements for maintenance.

Section 4. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Deed Restrictions applicable to the property described in the Articles of Incorporation.

Section 5. "Lot" shall mean and refer to any plot of land within the Subdivision, with the exception of the common area or areas.

Section 6. "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

Section 7. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Subdivision, including contract sellers, but excluding those holding title merely as security for the performance of an obligation.

ARTICLE IV: MEETINGS OF MEMBERS

Section 1. Annual Meetings. The Annual Meeting of the membership of the Association shall be held in April each year. The time and place of such meeting will be set by the Board of Directors with due notice as proscribed in Section 3 of this Article.

Section 2. Special Meetings. Special meetings of members may be called at any time by the President or by the Board of Directors, or on written request of members who are entitled to vote one fourth of all votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of members shall be given by, or at the direction of the Secretary or other person authorized to call the meeting, by mailing a copy of such notice at least thirty but not more than sixty days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of receiving notice. Such notice shall specify day, hour, and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Voting Rights. All tract owners shall be entitled to one vote for each tract owned; when more than one person owns or holds an interest in a particular tract, the vote for such tract shall be exercised as such persons may determine among themselves.

Section 5. Quorum. Those members present at any properly called meeting, either in person or by proxy, shall constitute a quorum, provided proper notice of such meeting has been given.

Section 6. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing

and filed with the Secretary. Proxies shall be revocable, and the proxy of any owner shall automatically terminate upon conveyance of the lot.

ARTICLE V: BOARD OF DIRECTORS

Section 1. Number and Term of Office. The affairs of the Association shall be managed by a Board of five Directors, who shall be members of the Association. The term of office for Directors shall be for three years, such term to begin at the close of the Annual Meeting at which election takes place.

Section 2. Compensation. No Director shall receive compensation for any service rendered to the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of duties.

Section 3. Nomination and Election. Election to the Board of Directors shall be by Place and shall be on a rotating basis so that Directors for Places 1 and 2 shall be one Year, Directors for Places 3 and 4 the next year, and Place 5 the next year. In order to reestablish the initial terms of office, Directors elected to Places 1 and 2 at a special meeting of members conducted on March 23, 2018, or an adjournment of such meeting, shall serve an initial term of office that shall expire upon the calling of the association's annual membership meeting in April of 2021; Directors elected to Places 3 and 4 at a special meeting of members on March 23, 2018, or an adjournment of such meeting, shall serve an initial term of office that shall expire upon the calling of the association's annual membership meeting in April of 2020; and the Director elected to Place 5 at a special meeting of members on March 23, 2018, or an adjournment of such meeting, shall serve an initial term of office that shall expire upon the calling of the association's annual membership meeting in April of 2019. Following the expiration of the initial terms of office specified above, all subsequently elected Directors shall serve full 3-year terms of office.

Nomination for election to the Board of Directors shall be by nominating committee; however, nominations may also be made from the floor at any Annual Meeting of members. The nominating committee shall consist of a chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The committee shall be appointed by the Board of Directors prior to each Annual Meeting to serve from appointment until the close of the Annual Meeting. The nominating committee

shall make as many nominations for election to each Place to be filled as it shall in its discretion determine, but in no event shall it nominate less than the number of vacancies to be filled. Election to the Board of Directors shall be by secret written ballot if there is more than one nominee for the Place being voted on, or may be by voice vote if there is no more than one nominee for the Place. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. Persons receiving the largest number of votes in each Place shall be elected.

Section 4. Removal from Office. Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, or removal of a Director, a successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.

Section 5. Meetings. Regular meetings of the Board of Directors shall be held monthly, at such place and time as may be fixed by resolution of the Board. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two Directors after not less than three days notice to each Director. A majority of the Directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of Directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the Board.

Section 6. Powers. The Board of Directors shall have power to:

a. Adopt and publish rules and regulations governing the use of any common areas and facilities including the personal conduct of the members and their guests thereon, and to establish penalties for infractions of such rules and regulations;

b. Suspend the voting rights of any member during any period in which such member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty days, for infraction of Published rules and regulations;

c. Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the Association and not specifically reserved to the membership by the

Declaration, Articles of Incorporation, or by other provisions of these Bylaws;

d. Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three consecutive regular meetings of the Board of Directors; and

e. Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

Section 7. Duties. It shall be the duty of the Board of Directors to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at each Annual Meeting, or at any special meeting at which such a statement is requested in writing by one-fourth of the members entitled to vote thereat;

b. Supervise all officers, agents, and employees of the Association and see to it that their duties are properly performed;

c. As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each lot at least thirty days in advance of each assessment period;

(2) Send written notice of each assessment to every owner subject thereto at least thirty days in advance of each annual assessment period; and

(3) Foreclose the lien against any property for which assessments are not paid within thirty days after the due date, or to bring an action at law against the owner personally obligated to pay the same.

d. Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not an assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for the issuance of these certificates;

e. Procure and maintain adequate liability and hazard insurance on all property owned by the Association;

f. Cause all officers or employees having fiscal responsibilities to be bonded, or not to be bonded, as the Board may deem appropriate in its sole discretion.

g. Cause the common areas to be maintained.

ARTICLE VI: OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, and a Secretary, Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. The election of officers shall take place at the first meeting of the Board of Directors following each Annual Meeting of members.

Section 3. Term. All officers of the Association shall serve for a term of one year except for any officer who shall sooner resign, or shall be removed or otherwise be disqualified to serve.

Section 4. Special Appointments. The Board may appoint such other officers as the affairs in the Association may require, each of whom shall hold office for such period, and have authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office by the Board at any time with or without cause. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office shall be filled by appointment of the Board. The officer appointed to such vacancy shall serve for the unexpired term of the officer replaced.

Section: 7. Multiple Offices. The offices of Secretary and

Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices, except in the case of special offices created pursuant to Section 4 in this Article.

Section 8. Duties. The duties of the officers are as follows:

a. President. The President shall preside at all meetings of the Board of Directors and meetings of members; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other instruments, and shall co-sign all promissory notes.

b. Vice-President. The Vice-President shall act in the place of the President in the event of absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

c. Secretary. The Secretary shall record the votes and keep minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it to all papers so requiring; serve notice of meetings of the Board and of members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as may be required by the Board or by law.

d. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; shall co-sign with another Board Member all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures, a copy of which will be made available to each member, and a report of the same will be given at the regular Annual Meeting of members.

ARTICLE VII: COMMITTEES

The Association shall have an Architectural Committee as provided in the Declaration. It shall be composed of any three members of the Board of Directors as selected by the Board.

There shall be a Nominating Committee as provided in Article V of these Bylaws. In addition the Board of Directors

may appoint such other committees as it may deem appropriate in the performance of its duties.

ARTICLE VIII: ASSESSMENTS

Section 1. Annual and Special Assessments. As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by continuing lien on the property against which such assessments are made. Any assessments which are not paid when due are considered delinquent. If an assessment is not paid within thirty days after the due date, the assessment shall bear interest from the date of delinquency at the rate of up to twelve percent per annum as determined by the Board of Directors, and the Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. Interest, costs, and reasonable attorneys fees of any such action shall be added to the amount of any assessment due, unless waived by the Board of Directors. No owner may waive or otherwise escape liability for assessments by nonuse of the common area or abandonment of property.

Section 2. Expenditures. Proceeds of the annual maintenance charge may be used for accomplishing the purposes of the Association and for necessary expenses for administration of the Association.

ARTICLE IX: BOOKS AND RECORDS

The books, records, and papers of the Association shall be subject to inspection by any member during ordinary business hours. The Declaration, Articles of Incorporation, and Bylaws of the Association shall be available for inspection by any member of the Association, and copies shall be made available for sale at a reasonable price.

ARTICLE X: CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: "Stagecoach Ranch Property Owners Association".

ARTICLE XI: FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

ARTICLE XII: INDEMNIFICATION

Every person who may have served as a Director or Officer of this Association shall be indemnified by the Association against liabilities imposed upon them and expenses reasonably incurred by them in connection with any claim made against them on any action, suit or proceeding to which they may be a party by reason of having been such Director or Officer, including such sums as independent counsel selected by the Board shall deem reasonable payment made in settlement of any such claim, action, suit or proceeding, and further including payments in settlement to avoid expenses of litigation; provided, however, that no Director or other Officer shall be indemnified with respect to matters as to which they shall be adjudged in such action, suit or proceeding to be liable for willful negligence or misconduct in performance of duty or with respect to any matters which shall be settled by the payment of sums which counsel selected by the Board shall not deem reasonable payment for avoiding expenses of litigation, or with respect to matters for which such indemnification would be against public policy. Such indemnification shall be in addition to any other rights to which Directors or Officers may be entitled.

ARTICLE XV: AMENDMENTS

These Bylaws may be amended, at a regular or special meeting of members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XVI: CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ADOPTED: April 22, 1986

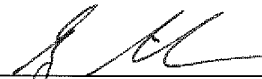
AMENDED: April 26, 1989

AMENDED: March 23, 2018

SECRETARY'S CERTIFICATION

The undersigned Secretary of Stagecoach Ranch Property Owners Association (the "Association") hereby certifies that this Amendment to the Bylaws of Stagecoach Ranch Property Owners Association (the "Amendment") was approved by a majority of a quorum of members present in person or by proxy at a meeting of the Association's member conducted on March 23, 2018.

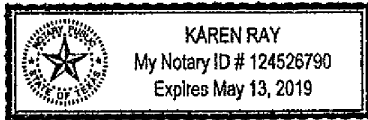
**STAGECOACH RANCH PROPERTY OWNERS
ASSOCIATION**




Gary Gibson, Secretary

STATE OF TEXAS §
 §
COUNTY OF HAYS §

THIS INSTRUMENT was acknowledged before me this 30 day
of April, 2018 by Gary Gibson, Secretary of
Stagecoach Ranch Property Owners Association.





Notary Public of Texas

MANAGEMENT CERTIFICATE

STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Stagecoach Ranch Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Stagecoach Ranch.
2. The name of the Association is Stagecoach Ranch Property Owners Association, Inc. (the "Association").
3. The recording data for the subdivision is as follows: Stagecoach Ranch, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 5, page 85, of the Plat Records of Hays County, Texas and including:

Stagecoach Ranch, Section One, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 2, page 356, of the Plat Records of Hays County, Texas;

Stagecoach Ranch, Section Two, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 2, page 357, of the Plat Records of Hays County, Texas;

Stagecoach Ranch, Section Three, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 2, page 359, of the Plat Records of Hays County, Texas;

Stagecoach Ranch, Section Four, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 2, page 358, of the Plat Records of Hays County, Texas;

Stagecoach Ranch, Section Five, a subdivision in Hays County, Texas according to the map or plat thereof recorded in Volume 2, page 360, of the Plat Records of Hays County, Texas;

[This recording information does not include any replats of lots within the subdivision]

4. The recording data for the declaration applicable to the subdivision is as follows:

Section 1: Restrictions and Limitations of Stagecoach Ranch, Section 1 recorded at Vol 396 Page 890, and as amended by amendment recorded at Volume 3253, page 112 and by amendment recorded at Volume 5296, page 171 in the Official Public Records of Hays County, Texas

Section 2: Restrictions and Limitations of Stagecoach Ranch, Section 2 recorded at Vol 397 Page 1, and as amended by amendment recorded at Volume 3253, page 113 in the Official Public Records of Hays County, Texas.

Section 3: Restrictions and Limitations of Stagecoach Ranch, Section 3 recorded at Vol 397 Page 9, and as amended by amendment recorded at Volume 3253, page 113 in the Official Public Records of Hays County, Texas.

Section 4: Restrictions and Limitations of Stagecoach Ranch, Section 4 recorded at Vol 397 Page 17, and as amended by amendment recorded at Volume 3253, page 113 in the Official Public Records of Hays County, Texas.

Section 5: Restrictions and Limitations of Stagecoach Ranch, Section 2 recorded at Vol 397 Page 25, and as amended by amendment recorded at Volume 3253, page 113 in the Official Public Records of Hays County, Texas.

5. The name and mailing address of the Association is Stagecoach Ranch Property Owners Association, Inc. c/o Board of Directors, 800 Stagecoach Ranch Road, Dripping Springs, Texas 78620.

6. The name and mailing address of the person or entity managing the Association is Stagecoach Ranch Property Owners Association, Inc. c/o Board of Directors, 800 Stagecoach Ranch Road, Dripping Springs, Texas 78620.

This Management Certificate is effective as of the 23rd day of May, 2018

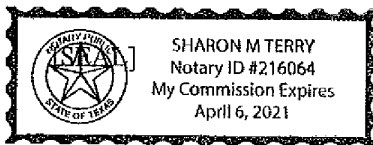
STAGECOACH RANCH PROPERTY OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: Douglas S. Anderson, President
Doug Andersen, President

THE STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on 23rd day of May, 2018, by Doug Andersen, President of Stagecoach Ranch Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Sharon M. Terry
Notary Public Signature

AFTER RECORDING RETURN TO:

Thomas W. Robertson
Baker & Robertson
P.O. Box 718
Dripping Springs, Tx 78620



STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION

DOCUMENT RETENTION POLICY

WHEREAS, STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC. (the "Association") constitutes a property owners association under the provisions of Chapter 209 of the Texas Property Code and is composed of fifteen (15) or more lots;

WHEREAS, Section 209.005(m) of the Code provides that the Association must adopt and comply with a document retention policy that includes, at a minimum, the items specified in Section 209.005(m) of the Code; and

WHEREAS, the Board of Directors of the Association (the "Board") desires to adopt a document retention policy as required under Section 209.005(m) of the Code.

NOW, THEREFORE, the Board hereby adopts this Document Retention Policy (the "Policy"), as set forth below.

1. Policy:

Books and records are to be retained by the Association for the period of their immediate use, unless longer retention is required for historical reference, contractual or legal requirements, or for compliance with the document retention periods set forth in this Policy. Records that are no longer required, or that have satisfied their recommended period of retention, may be destroyed in an appropriate manner.

The Association's Secretary is responsible for ensuring that the Association's books and records are identified, retained, stored, protected, and subsequently disposed of in accordance with the guidelines set forth in this Policy. Books and records that are required to be retained pursuant to this Policy may be scanned and maintained in an electronic format.

2. Document Retention Periods:

The following books and records are to be retained by the Association for the retention periods specified below:

RECORD TYPE

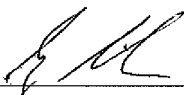
RETENTION PERIOD

Articles of Incorporation, Bylaws, and Declarations, and any amendments thereto	Permanently
Financial Books and Records; Minutes of the meetings of the owners and the board; Tax returns and audits	Seven years
Account records of current owners	Five years
Contracts with a term of one year or more	Four years after expiration of the contract term

CERTIFICATION

IN WITNESS WHEREOF, the undersigned, GARY GIBSON, as the duly elected, qualified, and acting Secretary of STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC. a Texas nonprofit corporation, hereby certifies on behalf of the Association that this Document Retention Policy was duly adopted by the Board of Directors of the Association at a meeting of the Board held on May 19, 2018, and shall take effect upon its recording in the Official Public Records of Hays County, Texas.

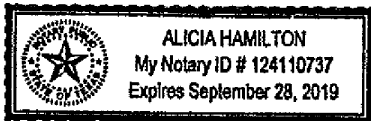
STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation


By: 
Gary Gibson, Secretary

THE STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me this 11th day of June, 2018 by Gary Gibson, Secretary of Stagecoach Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)




Notary Public Signature



STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION

RECORDS PRODUCTION AND COPYING

POLICY

WHEREAS, STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC. (the "Association") constitutes a property owners association under the provisions of Chapter 209 of the Texas Property Code (the "Code");

WHEREAS, Section 209.005(i) of the Code requires the Association to adopt a records production and copying policy that prescribes the costs the Association will charge for the compilation, production, and reproduction of information requested by a member of the Association (hereinafter referred to as a "Member") in accordance with the terms of Section 209.005 of the Code; and

WHEREAS, the Board of Directors of the Association (the "Board") desires to adopt such a records production and copying policy as required under Section 209.005(i) of the Code.

NOW, THEREFORE, the Board hereby adopts the Records Production and Copying Policy (the "Policy"), as set forth below.

1. Books and Records Subject to Production

Subject to the terms of this Policy and Section 209.005 of the Texas Property Code (and any amendments thereto), the Association will make its books and records, including financial records, to the extent such books and records are in the possession, custody, or control of the Association, open to and reasonably available for examination by any Member of the Association or a person designated in a written instrument signed by the Member as the Member's agent, attorney, or certified public accountant, in accordance with Section 209.005 of the Code (hereinafter referred to as the "Requesting Party"). A Requesting Party is also entitled to obtain copies of the information contained Association's books and records. Except as provided by Section 209.005(d) of the Code, an attorney's files and records relating to the Association are not records of the Association and are not subject to inspection by a Requesting Party or subject to production in a legal proceeding.

In accordance with the provisions of Section 209.005(k) of the Code, and except as otherwise authorized or required pursuant to Section 209.005(l) of the Code, the Association shall not release or allow inspection of any books or records that identify the dedicatory instrument violation history of an individual Member, a Member's personal financial information, including records of payment or nonpayment of amounts due to the Association, a Member's contact information, other than his or her address, or information related to an employee of the Association, including personnel files.

2. Procedures for Requesting Inspection and for Copying of Association's Records

(A) Request for Information:

To inspect or obtain copies of the Association's records, a Requesting Party must submit a written request for information by certified mail to the Association at its or its designated representative's mailing address as reflected on the most current recorded management certificate for the Association.

The written request for information must describe with sufficient detail the Association's books and records being requested and contain an election either to inspect the books and records before obtaining copies or to have the Association forward copies of the requested books and records to the Requesting Party without any advance inspection.

(B) Inspection of Association's Books and Records:

If an advance inspection of the Association's books and records is requested, within ten (10) business days from the date the Association receives the written request for information, the Association will send to the Requesting Party a written notice specifying the location and alternative dates that such person may inspect during normal business hours the requested books and records to the extent those books and records are in the possession, custody, or control of the Association. The inspection of the requested books and records shall take place at a mutually agreed upon time during normal business hours.

The alternative inspection dates proposed by the Association will be within ten (10) business days from its receipt of the request for information, unless the Association is unable to produce copies of the requested books and records and make them available for inspection within ten (10) business days from receipt of the request for information. In such event, the Association's written notice to the Requesting Party will state that the Association is unable to produce the information within ten (10) business days from the date it received the request for information and it will specify alternative inspection dates that will occur no later than fifteen (15) business days after the date of the Association's written notice to the Requesting Party.

If the Requesting Party wants to obtain copies of any of the books and records produced for inspection, the Requesting Party must identify the books and records at the inspection that the Association is to copy and forward to the Requesting Party.

(C) Copying of Association's Books and Records:

If copies of identified books and records are requested without an advance inspection of such books and records or are requested following an inspection of such books and records, within ten (10) business days from the date the Association receives the written request or the date of the inspection (as applicable), it will, to the extent such books and records are in its possession, custody, or control, produce copies of the requested books and records for the Requesting Party.

If the Association is unable to produce copies of such requested books or records within ten (10) business days from the written request or inspection, it will provide written notice to the Requesting Party of its inability to produce the requested books and records within ten (10) business days and will state a date by which such copies of such requested books and records will be produced to the Requesting Party, which may not be more than fifteen (15) business days after the date of such notice,

The Association reserves the right to produce copies of the requested books and records in hard copy, electronic form, or any other format reasonably available to it, and the manner of production shall be determined by the Association in its sole discretion.

3. Responsibility for Records Production and Copying Charges

A Member of the Association who, or whose designated representative, submits a request for information to the Association (the "Requesting Member") shall be responsible for the costs, expenses, and charges incurred by the Association in responding to such request for information from such member or his or her designated representative in accordance with the terms of the Texas Administrative Code Title 1, Section 70.3 (and any amendment, update, or increase of such terms) (the "Production and Copying Charges"). As of the effective date of the adoption of this Records Production and Copying Policy, the allowable Production and Copying Charges under Texas Administrative Code Title 1, Section 70.3 are as follows:

(A) Copy Charges:

(i) *Standard paper copy.* Standard paper copy charges consist of the charges for reproducing requested information and records on standard size paper by means of an office machine copier or a computer printer. The charge for standard paper copies is \$0.10 per page or part of a page. Each side that has recorded information is considered a separate page.

(ii) *Nonstandard copy.* Nonstandard copy charges consist of charges for the costs of materials, other than standard size paper, onto which requested information and records are copied (excluding any applicable additional charges that may be associated with a particular request, such as labor or overhead charges). The charges for nonstandard copies are:

(a)	diskette:	\$1.00
(b)	magnetic tape:	actual cost
(c)	data cartridge:	actual cost
(d)	tape cartridge:	actual cost
(e)	CD:	\$1.00
(f)	DVD:	\$3.00
(g)	JAZdrive:	actual cost
(h)	other electronic media:	actual cost
(i)	VHS video cassette:	\$2.50
(j)	audio cassette:	\$1.00
(k)	oversize paper copy:	\$.50
(l)	specialty paper:	actual cost

(B) Labor Charges:

Labor charges consist of the labor costs incurred in processing a request for information or records, and include the actual time to locate, compile, manipulate data, and reproduce the requested information or record. The charge for labor costs incurred in processing a request for information is \$15 an hour.

(C) Overhead Charge:

Whenever a labor charge is incurred in processing a request for information or records, the Association shall also charge a Requesting Member for any other direct and indirect costs incurred (in processing a request for information, including an overhead charge to cover such costs as depreciation of capital assets, rent, maintenance and repair, utilities, and administrative overhead. The overhead charge is computed at twenty percent (20%) of the labor charge made to cover any labor costs associated with a particular request. By way of example, if one hour of labor is expended in processing a particular request for information, the overhead charge would be \$3.00 (\$15.00 for one hour of labor multiplied by 20% or .20).

(D) Miscellaneous Supplies:

The Association shall also charge a Requesting Member for the actual cost of miscellaneous supplies, such as labels, boxes, and other supplies, used to produce the requested information to the Requesting Party.

(E) Postal and Shipping Charges:

The Association shall also charge a Requesting Member for any related postal or shipping expenses that are necessary to transmit the reproduced information to the Requesting Party.

4. Advance Payment of Production and Copying Charges

The Association requires advance payment by the Requesting Member of the estimated amount of Production and Copying Charges to be incurred in responding to a request for information, which will be estimated by using the amounts prescribed by this Policy. Within thirty (30) business days from the date copies of the requested-information are delivered to the Requesting Party, the Association will submit a final invoice to the Requesting Member for the actual amount of Production and Copying Charges incurred by the Association in responding to such request for information ("Final Invoice").

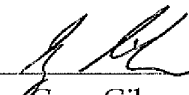
If the estimated amount of Production and Copying Charges exceeds the actual amount of such charges, as reflected in the Final Invoice, the Requesting Member shall be entitled to a refund of the excess amount, and the Association will send payment of such excess amount to the Requesting Member within thirty (30) business days from the date the Final Invoice is sent to the Requesting Member.

If the actual amount of Production and Copying Charges, as reflected in the Final Invoice, exceeds the estimated amount of such charges, the additional amount of Production and Copying Charges incurred by the Association must be paid by the Requesting Member within thirty (30) business days from the date the Final Invoice is sent to the Requesting Member. If the Requesting Member does not timely pay the Association the additional amount of Production and Copying Charges, such amount shall be added to the Requesting Member's account as an assessment.

CERTIFICATION

IN WITNESS WHEREOF, the undersigned, GARY GIBSON, as the duly elected, qualified, and acting Secretary of STAGECOACH RANCH PROPERTY OWNERS ASSOCIATION, INC. a Texas nonprofit corporation, hereby certifies on behalf of the Association that this Document Retention Policy was duly adopted by the Board of Directors of the Association at a meeting of the Board held on May 19, 2018, and shall take effect upon its recording in the Official Public Records of Hays County, Texas.


STAGECOACH RANCH PROPERTY
OWNERS ASSOCIATION, INC., a Texas
non-profit corporation

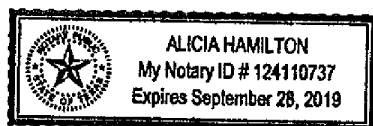
By: 
Gary Gibson, Secretary

THE STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was acknowledged before me this 17th day of June, 2018 by Gary Gibson, Secretary of Stagecoach Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)


Notary Public Signature



Management Certificate (Texas Property Code Section 209.004)



Name of Subdivision: Stagecoach Ranch

Subdivision Recording Data: All of that certain property described as STAGECOACH RANCH, SECTION ONE (1), a Subdivision of Hays County, Texas, according to the map or plat hereof recorded in Volume 2, Page 356 of the Hays County Plat Records.

All of that certain property described as STAGECOACH RANCH, SECTION TWO (2), a Subdivision of Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 357 of the Hays County Plat Records.

All of that certain property described as STAGECOACH RANCH, SECTION THREE (3), a Subdivision of Hays County, Texas, according to the map or Plat thereof recorded in volume 2, Page 359 of the Hays County Plat Records.

All of that certain property described as STAGECOACH RANCH, SECTION FOUR (4), a Subdivision of Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 358 of the Hays County Plat Records.

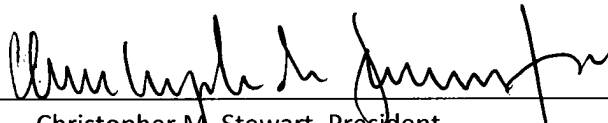
All of that certain property described as STAGECOACH RANCH, SECTION FIVE (5), a Subdivision of Hays County, Texas, according to the map or plat thereof recorded in Volume 2, Page 360 of the Hays County Plat Records.

Any and all property heretofore conveyed by metes and bounds description from JAMES S. ERNST and DOUGLAS J. BARCLAY, wherein in the Deed conveying said property, Stagecoach Ranch restrictions were attached thereto.

Restrictions Recording Data: The Restrictions and Limitations recorded in Vol. 396, P.890 of the Deed Records of Hays County, Texas, and as subsequently amended in Doc. #70027889, #15025523, OPR Hays County.


Association Bylaws: Adopted April 22, 1986
Amended April 26, 2989
Amended March 23, 2018 (Doc. #18015024 OPR Hays County)

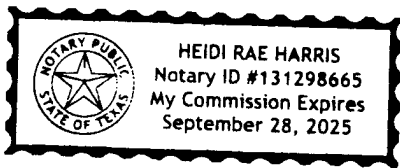
Name of the Association: Stagecoach Ranch Property Owners Association
 Mailing Address of Association: 800 Stagecoach Ranch Road, Dripping Springs, TX 78620
 Name of Person Managing Association: Christopher M. Stewart, Term Expires 4-30-2024
 Mailing Address of Managing: 800 Stagecoach Ranch Road, Dripping Springs, TX 78620
 Telephone of Managing: Private, contact via email or Association Address
 E-mail Address: stagecoachranchpoa@gmail.com
 Association Website: Stagecoachranchpoa.org
 Transfer Fee: \$400.00

By: 
 Christopher M. Stewart, President
 Stagecoach Ranch Property Owners Association

STATE OF TEXAS §
 COUNTY OF HAYS §

This instrument was acknowledged before me on December 15, 2011 by Christopher M. Stewart, President of Stagecoach Ranch Property Owners Association, a nonprofit corporation, on behalf of said corporation.


 Notary Public, State of Texas
 My commission expires: 9/28/25



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21069731 CERTIFICATE
12/21/2021 11:18:48 AM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

