

MANAGEMENT CERTIFICATE
WAGON WHEEL PROPERTY OWNERS ASSOCIATION, INC
PO Box 322, Wimberley, TX 78676
wagonwheelwimberley@gmail.com, www.wagonwheelpoa.com

Wagon Wheel Property Owners Association, Inc, a Texas Non-profit Corporation and Property Owners Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the Subdivision is: Wagon Wheel Section 1 and Section 2
2. The name of the Association is: Wagon Wheel Property Owners Association, Inc
3. The Association's name & mailing address is: WWPOA, PO Box 322, Wimberley, TX 78676
4. The Association's email address is: wagonwheelwimberley@gmail.com
5. The Associations website address is: www.wagonwheelpoa.com
6. The name, mailing address & phone number of the Association's designated representative is: Kelly Marie Mann, PO Box 322, Wimberley, TX 78676, (512) 661-6059
7. The recording data for the Subdivision is:
 - a. Covenants, Conditions and Restrictions for Wagon Wheel Section 1 recorded in Volume 194, Page 195-198, Hays County, Texas on December 19th, 1962 (omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin)
 - b. Covenants, Conditions and Restrictions for Wagon Wheel Section 2 recorded in Volume 195, Page 281-285, Hays County, Texas on March 14th, 1963 (omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin)
 - c. Plat for Wagon Wheel Section 1 and Section 2 (Document 18590) recorded in Volume 195, page 280, Hays County, Texas on March 14th, 1963
8. The recording data for the Association is:
 - a. Affidavit and Notice of the Dedicatory Instruments recorded in Volume 2419, Page 178-179, Hays County, Texas on March 8, 2004
 - b. Certificate of Incorporation (Charter Number 677257 - issued on October 26, 1983) recorded in Volume 2419, Page 180, Hays County, Texas on March 8, 2004
 - c. Articles of Incorporation (filed on October 26, 1983) recorded in Volume 2419, Page 181-185, Hays County, Texas on March 8, 2004
 - d. Bylaws (filed on October 26, 1983) recorded in Volume 2419, Page 186-195, Hays County, Texas on March 8, 2004
 - e. Amendments to Bylaws recorded in Volume 2419, Page 196, Hays County, Texas on March 8, 2004
 - f. Affidavit and Notice of Amendments to Bylaws recorded in Volume 2942, Page 406-408, Hays County, Texas on June 13, 2006

9. Other information the Association considers appropriate:
 - a. Membership in the Association is mandatory for Subdivision Property Owners
 - b. Association Membership Dues/Maintenance Fee/Regular Assessment is currently: \$80 per Lot – per Year
 - c. Transfer of Membership Fee representing a Change of Ownership and requiring a Resale Certificate is currently: \$300
 - d. Subdivision Covenants, Conditions and Restrictions include, but are not limited to:
 - i. “No structure shall be erected, placed or permitted to remain on any residential building plot, other than a single family dwelling and garage, well house and similar appurtenant outbuildings”;
 - ii. “Each dwelling shall contain at least 750 square feet of floor area including screened porches and shall be constructed of new materials only” unless the use of used materials is expressly approved by the Association;
 - iii. “All improvements shall be of permanent construction and no trailer homes or temporary living quarters shall be used. “
 - e. District Zoning Regulations, Use Requirements and Restrictions, and Development Standards applicable to the Subdivision and supported by the Association include, but are not limited to:
 - i. District Residential Use Regulations prohibiting Short Term Rentals. (Sec. 9.03.070; Ordinance 2019-08 adopted 5/2/19);
 - ii. Single-Family Residential 2 (R2) District Zoning development standards, permitted uses and special requirements. (Sec. 9.03.073; Ordinance 2001-010, sec. 15, adopted 4/1/01; Ordinance 2003-006 adopted 7/3/03; 2006 Code, sec. 155.036; Ordinance 2006-014, sec. II(D), (E), adopted 2/1/07; Ordinance 2008-023, sec. II(B), adopted 7/17/08; Ordinance 2009-050, sec. II(F), adopted 12/3/09; Ordinance 2011-004, sec. II(F), adopted 1/20/11; Ordinance 2012-003, sec. II(C), adopted 2/2/12; Ordinance 2017-023, sec. II(B), adopted 8/3/17; Ordinance 2019-08 adopted 5/2/19);
 - iii. The Prohibited Use of recreational vehicles, travel trailers, or motor homes for on-site dwelling purposes. (Sec. 9.03.073);
 - iv. Accessory Building Development Standards and Use Regulations prohibiting the public use or rental of additional dwelling units or structures. (Sec. 9.03.182; Ordinance 2001-010, sec. 45, adopted 4/1/01; 2006 Code, sec. 155.076; Ordinance 2017-023, sec. II(J), adopted 8/3/17);
 - v. Administration and Enforcement Policies relating to Nonconforming Uses and Structures (Sec. 9.03.252; Ordinance 2001-010, sec. 8, adopted 4/1/01; 2006 Code, sec. 155.106; Ordinance 2011-014 adopted 4/21/11);
 - f. To assure that the use of and construction on the lots and common areas remains in accordance with Subdivision Covenants, Conditions and Restrictions; and in adherence to governing documents, the Association does not support consideration of Conditional Use Permitting for short-term rentals or residential dwellings providing independent living facilities for use or occupancy by more than 1 family.

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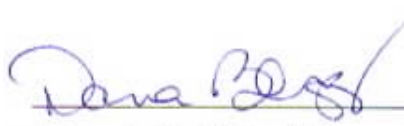
SIGNED this twenty ninth day of August, 2024
WAGON WHEEL PROPERTY OWNERS ASSOCIATION, INC

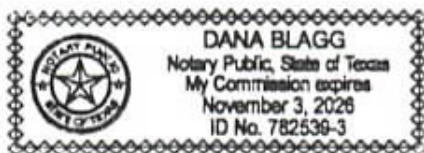
By 
Kelly Marie Mann, WWPOA President

The State of Texas County of Hays

This instrument was acknowledged before me on

the twenty ninth day of August 2024
by Kelly Marie Mann who personally appeared before me.


Notary Public, State of Texas



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.

24034488 CERTIFICATE
09/06/2024 12:11:58 PM Total Fees: \$33.00



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

