

MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004 TEXAS PROPERTY CODE

MUSTANG VALLEY POA, INC., a non-profit corporation and property owners association organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code.

MUSTANG VALLEY POA, INC.  
685 Toro Pass  
Wimberley, TX 78676

- 1) Name of Subdivision: Mustang Valley
- 2) Name of the Association: Mustang Valley POA, Inc.
- 3) Recording Data for the Subdivision:
  - a. Plat for Mustang Valley Section 1 recorded November 25, 2008 in Vol 15 pages 42-44 of Plat Records, Hays County, Texas.
  - b. Plat for Mustang Valley Section 2 recorded August 19, 2009 in Vol 15 pages 188-189 of Plat Records, Hays County, Texas.
  - c. Plat for Mustang Valley Section 3 recorded November 25, 2008 in Vol 15 pages 45-46 of Plat Records, Hays County, Texas.
  - d. Plat for Mustang Valley Section 4 recorded October 22, 2009 in Vol 15 pages 239-241 of Plat Records, Hays County, Texas.
  - e. Replat for Mustang Valley Section 4 Lots 14-18 recorded May 21, 2012 in Vol 16 pages 271-272 of Plat Records, Hays County, Texas.
  - f. Replat for Mustang Valley Section 4 Lots 33 & 34 recorded March 24, 2010 in Vol 15 pages 322-323 of Plat Records, Hays County, Texas.

g. Plat for Mustang Valley Section 5 recorded January 24, 2012 in Vol 16 pages 209-212 of Plat Records, Hays County, Texas.

h. Plat for Mustang Valley Section 6 recorded December 6, 2012 in Vol 16 pages 388-389 of Plat Records, Hays County, Texas.

i. Plat for Mustang Valley Section 7 recorded December 6, 2012 in Vol 16 pages 390-391 of Plat Records, Hays County, Texas.

4) Recording Data for the Declaration, Supplements and Amendments:

a) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, A RESIDENTIAL DEVELOPMENT IN HAYS COUNTRY, TEXAS recorded in the Records of Hays County, (Document Number 2008-80039183) recorded December 11, 2008.

b) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, SECTION THREE recorded in the Records of Hays County, (Document Number 2009-90019478) recorded July 23, 2009.

c) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, SECTION TWO recorded in the Records of Hays County, (Document Number 2009-90022943) recorded August 28, 2009.

d) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, SECTION FOUR recorded in the Records of Hays County, (Document Number 2009-90027756) recorded October 23, 2009.

e) FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MUSTANG VALLEY AND SUPPLEMENTAL DECLARATIONS THEREOF recorded in the Records of Hays County, (Document Number 2010-10004333) recorded February 25, 2010.

f) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, SECTION FIVE recorded in the Records of Hays County, (Document Number 2012-12002631) recorded February 02, 2012.

g) SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MUSTANG VALLEY AND SUPPLEMENTAL DECLARATIONS THEREOF recorded in the Records of Hays County, (Document Number 2012-12031059) recorded October 29, 2012.

h) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY,

i) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR MUSTANG VALLEY, SECTION SIX recorded in the Records of Hays County, (Document Number 2012-12035803) recorded December 13, 2012.

- 5) Name and Mailing Address for the Association: Mustang Valley POA, c/o James Davidson, 685 Toro Pass, Wimberley, TX, 78676.
- 6) The name, mailing address, telephone number, and e-mail address of the association's designated representative: Greg Williams, 1191 Vaquero Way, Wimberley, Texas, 78676, 512-925-5011, greg\_williams@prodigy.net.
- 7) The website address on which the association's dedicatory instruments are available: <https://www.mustangvalleypoa.com>
- 8) Fee(s) related to Property Transfer: Resale Certificate Fee: \$350.00.
- 9) Other information the association considers appropriate:
- a. BYLAWS OF MUSTANG VALLEY POA, INC. adopted August 10, 2009.

This Management Certificate is effective as of the 6<sup>th</sup> day of July, 2023.

MUSTANG VALLEY POA, INC. A Texas nonprofit corporation

By: Gregory Williams

Name: **Gregory Williams**

Title: Mustang Valley POA President

This instrument was acknowledged before me on the 6 day of July, 2023, by Greg Williams who personally appeared before me.

Erlinda Eagleton  
Notary Public, State of Texas

(Typed or stamped name of notary)

