

12/05



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AMENDED BYLAWS (12/4/2023)

OF

WAGGENER RANCH PROPERTY OWNERS' ASSOCIATION INC.

ARTICLE 1

OFFICES

1.01 Principal Office. The principal office of Waggener Ranch Property Owners Association Inc. (the "Association") in the State of Texas will be located at 4802 South Cranes Mill Road, New Braunfels, TX 78132. The Association may have other offices, as the Board of Directors ("Board") determines or as the affairs of the Association require from time to time. The principal office may be changed by the Board from time to time by resolution without the necessity of amending these Bylaws.

1.02 Required Office and Registered Agent. The Association will have and continuously maintain in the State of Texas a registered office and a registered agent whose business office is identical with the registered office, as required by the Texas Business Organizations Code. The registered office may be, but need not be, identical with the principal office of the Association in the State of Texas, and the registered agent and the address of the registered office may be changed by the Board from time to time.

ARTICLE 2

MEMBERS

2.01 Classes of Members. The Association will have one class of Member.

2.02 Membership. Each owner of record ("Owner") of a platted lot ("Lot") of Waggener Ranch, a subdivision of Comal County, Texas by plat filed for record in Volume 13, Page 299-302, of the Map Records of Comal County, Texas (the "Subdivision"), will be a member ("Member") of the Association.

2.03 Voting Rights. Each Lot is entitled to one vote on all matters of the Association coming to a vote. When there is more than one Owner of a Lot, the majority of the Owners of the Lot will be required in order to cast the vote for that Lot, unless the Owners are married, in which event either Owner may cast the vote unless the Board has received other instructions from the other Owner. In order to vote, the Owner must have delivered to the Board:

- (a) a copy of the Owner's recorded deed; and
- (b) mailing information (USPS), email address and phone number for the Owner.

2.04 Transfer of Membership. Membership in the Association is automatically transferred with the ownership of a Lot.

2.05 Address of Members. Members will be deemed to have received notices that are sent to the Member's address that has been provided in writing to the Association by delivery to the Association's principal office. Updated addresses will become effective fourteen days after receipt.

ARTICLE 3 MEETINGS OF MEMBERS

3.01 Annual Meeting. An annual meeting of the Members will be held each calendar year, at a time and place designated by the Board.

3.02 Special Meeting. Special meetings of the Members may be called by the President; the Board of Directors; or not less than ten percent (10%) votes in the Association.

3.03 Place and Time of Meeting. The Board shall determine the date/time/location, and may designate any place in Comal County, Texas, or an adjacent county, as the place of meeting for the annual meeting or any special meeting. In the case of a Special meeting called by not less than 10% of votes in the Association, the Board will schedule the meeting not less than 10 days, and not more than 30 days after receiving documentation, signed by Members, notifying the Board of the request for, and purpose of the Special meeting.

3.04 Notice of Meetings. Written or printed notice stating the date, time, and place of a meeting of Members must be delivered, either personally, by mail or by electronic mail ("email"), to each Member entitled to vote at such meeting, not less than ten nor more than sixty days before the date of the meeting, by or at the direction of the President or the Secretary. In case of a special meeting or when required by statute or these Bylaws, the purpose or purposes for which the meeting is called will be stated in the notice. If mailed, the meeting notice will be deemed to be delivered when deposited in the United States mail with prepaid postage and addressed to the Member at the address in the records of the Association.

3.05 Informal Action by Members. Any action required by law to be taken at a meeting of the Members or any action which may be taken at a meeting of the Members may be taken without a meeting if a consent in writing setting forth the action so taken is signed by the requisite number of votes as is necessary to take that action at a meeting in which all the Members representing all of the votes in the Association were present. Each written consent must be dated. A written consent signed by Members representing fewer than the required votes is not effective to take the action that is the subject of the consent unless within sixty days after the date of the earliest dated consent delivered to the Association as required by this section, consent(s) signed by Members representing the required number of votes is delivered to the Association at its principal office or its registered office, or to the officer of the Association having custody of the books in which the proceedings of meetings of Members are recorded. Delivery must be by hand or certified or registered mail, return receipt requested. Prompt notice of the taking of any action without a meeting by less than unanimous written consent will be given to all Members who did not consent in writing to the action. A telegram, telex, cable, or similar transmission by a Member or a photographic, photostatic, facsimile, or a similar reproduction or electronic

transmission of a writing signed by a Member will be regarded as signed by the Member for the purposes of this Section 3.05.

3.06 Quorum. Members representing ten percent (10%) of the votes will constitute a quorum at the meeting. If a quorum is not present at any meeting or at any time during the meeting of the Members, then the Members will adjourn the meeting.

3.07 Proxies and Powers of Attorney. At any meeting of Members, a vote may be exercised by written proxy executed by the Member or by his/her duly-authorized attorney-in-fact. No proxy will be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

3.08 Voting by Mail. When Directors or officers are to be elected or assessments are proposed to be enacted or raised, the vote may be conducted by mail or otherwise without a meeting, as the Board of Directors determines.

3.09. Presiding Officer and Meeting Record. The Association President shall chair all Member meetings, and the Association Secretary shall keep a record of each member meeting in the form of written minutes of the meeting.

ARTICLE 4 BOARD OF DIRECTORS

4.01 General Powers. The affairs of the Association will be managed by its Board of Directors who serves as its officers as defined in Article 5.

4.02 Number, Tenure, Election, and Qualifications. The number of Directors will be not less than three, with the number to be determined by the Board from time to time. Directors, who must be members, shall be elected in accordance with Texas Property Code, Chapter 209, Section 209.00593, by the end of each election term, by a vote of the Members. Their term of office is two years and shall begin on January 1st following the election. Director terms of office shall be staggered, to prevent all the Directors from changing on any given year. Three Directors will be up for election in odd numbered years, with the other two Directors up for election in even numbered years. This shall be described further by Officer position in Article 5. If a Director position has no candidate(s), then the existing incumbent Director's name shall be placed on the election ballot after nominations close. The Board shall receive no compensation but may be reimbursed for reasonable expenses.

4.03 Regular Meetings. A regular annual meeting of the Board will be held immediately after and at the same place as the annual meeting of Members. The Board may provide by resolution the time and place, either within or without the State of Texas, for the holding of additional regular meetings of the Board without other notice than the resolution.

4.04 Special Meetings. Special meetings of the Board may be called by or at the request of the President or any of the Directors. The person or persons authorized to call special meetings of the

Board may fix any place, either within or without the State of Texas as the place for holding any special meetings of the Board called by them.

4.05 Notice. Notice of each meeting of the Board must be given to all Members at least ten days in advance by written notice sent by mail, or by posting the notice on the Associations website and emailing to each member who registered an e-mail address at least 72 hours before a Special Board Meeting or 144 hours before a Regular Board Meeting. If mailed, the notice will be deemed to be delivered when deposited in the United States mail, addressed with prepaid postage. If notice is given by facsimile, the notice will be deemed to be delivered when the receipt of the facsimile is confirmed by the transmitting machine. If notice is given by email, the notice will be deemed to be delivered in the absence of any delivery error received from the recipient's email server. A Director may waive notice of any meeting. The attendance of the Director at any meeting will constitute a waiver of notice of the meeting, except when a Director attends a meeting for the express purpose of objecting to the transaction of business because the meeting has not been lawfully called or convened. Neither the business to be transacted at nor the purpose of any regular or special meeting of the Board need be specified in the notice or waiver of notice of the meeting, unless specifically required by law or these Bylaws.

4.06 Quorum. A majority of the Board will constitute a quorum for the transaction of business at any meeting of the Board; however, if less than a majority of the Directors is present at the meeting or any time during the meeting, the Directors will adjourn the meeting.

4.07 Manner of Acting. The act of a majority of the Directors present at a meeting at which a quorum is present will be the act of the Board, unless the act of a greater number is required by law or these Bylaws.

4.08 Vacancies. The Board may appoint a member to fill a Director/Officer vacancy that occurs within the term of office. A Director appointed to fill a vacancy will serve the unexpired term of his or her predecessor in office.

Subject to the exceptions below, vacancies on the board caused by any reason are filled by a vote of the majority of the remaining directors, at any properly noticed meeting of the board. The exceptions to board-elected replacements are:

- (1) the removal of a director by a vote of the Association's members, who will elect a replacement, and
- (2) a vacancy occurring because of an increase in the number of directors, which will also be filled by election of the members.

Should there be no remaining Directors to fill a vacancy or the vacancies cause the inability to form a quorum of Directors, an election shall be held to fill those vacancies within 30 days. If no Directors remain, the President from the prior term shall manage the election in accordance with Texas Property Code, TITLE 11. Chapter 209. Section 209.00593.

If the prior President is ineligible, unable, or unwilling to perform this task it will fall to the prior First Vice President, then to the prior Second Vice President, then to the Prior Secretary, and then to the prior Treasurer. If none of the above prior officers are eligible, unable or unwilling to perform this task

the officers from the term before them in the designated order shall act as the election manager. This process shall continue until all eligible previous officers in previous years are solicited. If none shall perform the duty, the Association attorney shall manage the election and shall be authorized payment for their services.

4.09 Compensation. Directors will not receive any compensation for their services, but, by resolution of the Board, may be reimbursed for reasonable expenses.

4.10 Informal Action by Directors. Any action required by law to be taken or that may be taken at a meeting of the Board may be taken without a meeting if a consent in writing setting forth the action taken is signed by the requisite number of Directors necessary to take that action at a meeting in which all the Directors were present except for the following items:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;
- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval;
- (8) a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue;
- (9) lending or borrowing money;
- (10) the adoption or amendment of a dedicatory instrument;
- (11) the approval of an annual budget or the approval of an amendment of an annual budget;
- (12) the sale or purchase of real property;
- (13) the filling of a vacancy on the board;
- (14) the construction of capital improvements other than the repair, replacement, or enhancement of existing capital improvements; or
- (15) the election of an officer.

Each written consent must bear the date of signature of each Director who signs the consent. A written consent signed by less than all Directors is not effective to take the action that is the subject of the consent unless, within sixty days after the date of the earliest dated consent delivered to the Association as required by this section, the consent(s) signed by the required number of Directors is delivered to the Association at its principal office or registered office, or to the officer of the Association having custody of the books in which the proceedings of meetings of Directors are recorded. Delivery must be by hand or certified or registered mail, return receipt requested. Delivery to the Association's principal office must be addressed to the president. Prompt notice of the taking of any action by Directors without a meeting by less than unanimous written consent must be given to all Directors who did not consent in writing to the action. A telegram, telex, cable or similar transmission by a Director or a photographic, photostatic, facsimile or a similar reproduction of a writing signed by a Member will be regarded as signed by the Director for the purposes of this Section 4.10.

4.11 Telephone Meeting. Meetings of the Directors may be held by telephone conference or similar communication equipment so that all persons participating can hear each other. Participation by such means will constitute the presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of business on the grounds that the meeting was not lawfully called or convened.

4.12 Liability of the Board. To the maximum extent allowed by law, the Association will indemnify the Directors, officers, and appointed committee members from liability relating to actions in good faith in their official capacity for the Association. It is intended that no Director or committee member have personal liability for any action taken in good faith in his or her official capacity, except for gross negligence or willful misconduct. The Association will, if reasonably available and economically feasible, purchase errors and omissions liability insurance for the benefit of the Directors and officers.

4.13 Standards and Interpretations. The Board may, from time to time, issue regulations, standards, and interpretations relating to the Declaration of Covenants, Conditions, and Restrictions affecting the Property (the "Restrictions"), consistent with the purposes and intent of the Restrictions, as part of the Board of Directors' discretionary authority. Each Owner and Member, as well as the Property, will be bound by those regulations, standards, and interpretations.

4.14 Removal of Directors. In general, Directors are elected, individually, by a vote put forth to the entire Association, and, if applicable, may be removed, individually, by a vote put forth to the entire Association.

- (1) Removal by Members. At any Annual Members Meeting, or Special Members Meeting called for the purpose of removing one or more Directors, the Members may put forth a motion for an Association vote to remove, individually, with or without cause, one or more Directors of the Association. If the motion passes by a majority vote of the in-person and proxy votes represented at the meeting, then a vote to Remove or Retain the Director(s) shall be put forth to the entire Association, within 30-days, in accordance Texas Law and these ByLaws.
- (2) Removal by Directors. A Director may be removed by at least a majority of the other Directors at a meeting of the board called for that purpose, under the following circumstances:
 - a) The director is a party adverse to the Association in pending litigation.
 - b) The director's account has been delinquent for at least 90 days
 - c) The director refused or failed to attend 3 or more meetings

Directors may, with a majority vote, at a properly noticed Special or Regular Open Board Meeting, with Removal of Director(s) as an agenda item, move to put forth to the Association for vote the removal of one or more Director(s), in the same manner as Removal by Members above, whenever, in their judgment, the best interests of the Association would be served.

- (3) Any Director whose removal has been proposed by the members, or the Board, must be given an opportunity to be heard at the meeting. Notice of the action to remove a Director shall be given to all members in a manner and time that meets the requirements of Texas Property Code Sec. 209.0051.

- (4) If removed, a successor may then be elected to fill the vacancy by holding an election within 30 days using the process found in Texas Property Code Sec. 209.00593.

ARTICLE 5 OFFICERS

5.01 Officers. The officers of the Association will be a President, a First Vice President, a Second Vice President, a Secretary, and a Treasurer. Other positions may be created as the Board deems necessary. Each officer will have the authority and perform the duties prescribed, from time to time, by the Board of Directors.

5.02 Election and Term of Office. The officers of the Association will be elected by the end of each election term, by a vote of the Members in accordance with Texas Property Code, Chapter 209, Section 209.00593. Their term of office is two years and shall begin on January 1st following the election. Officer elections shall be staggered, to prevent all Officers from changing on any given year. The President, Second Vice President, and Secretary shall be up for election in odd-numbered years for two-year terms (2023, 2025, etc). The First Vice President and Treasurer shall serve a two-year term, and those positions shall be up for election in even-numbered election years (2024, 2026, etc). If an Officer position has no candidate(s), then the existing incumbent Officer's name shall be placed on the ballot after nominations close.

5.03 Removal. Removal of Officers shall be accomplished in the same manner as Removal of Directors as outlined in Article 4 of these ByLaws.

5.04 Vacancies. Officer vacancies shall be handled in the same manner as Director vacancies as specified in paragraph 4.08 of these ByLaws.

5.05 President. The President will be the principal executive officer of the Association and will, in general, supervise and control all of the business and affairs of the Association. The President will preside at all meetings of the Members and of the Board and may sign, with the Secretary or any other proper officer of the Association authorized by the Board, deeds, mortgages, bonds, contracts, and other instruments which the Board has authorized to be executed, except in cases when the signing and execution of instruments has been expressly delegated by the Board of Directors or these Bylaws or by statute to some other officer or agent of the Association. In general, the President will perform all duties incident to the office of President and such other duties as prescribed by the Board from time to time.

5.06 First Vice President. In the absence of the President or in the event of his or her inability or refusal to act, the Vice President will perform the duties of the President, and when so acting will have all the powers of and be subject to all the restrictions upon the President. The Vice President will perform such other duties as may, from time to time, be assigned by the President or the Board. Timely notice of such assignments of duties shall be delivered to the Members.

5.07 Second Vice President. In the absence of the First Vice President or in the event of his or her inability or refusal to act, the Second Vice President will perform the duties of the First Vice President,

and when so acting will have all the powers of and be subject to all the restrictions upon the First Vice President. The Second Vice President will perform such other duties as may, from time to time, be assigned by the President or the Board. Timely notice of such assignments of duties shall be delivered to the Members.

5.08 Treasurer. If required by the Board, the Treasurer will give a bond for the faithful discharge of his or her duties in the sum and with the surety or sureties as the Board determines. The Treasurer will have charge and custody, and be responsible for, all funds and securities of the Association, receive and give receipts for moneys due and payable to the Association from any source whatsoever, and deposit all moneys in the name of the Association in the banks, trust companies, or other depositories selected in accordance with the provisions of Article 7 of these Bylaws, and in general will perform all the duties incident to the office of Treasurer and such other duties as may be assigned to him or her, from time to time, by the President or by the Board.

5.09 Secretary. The Secretary will (a) keep the minutes of the meetings of the Members and of the Board, (b) give all notices in accordance with the provisions of these Bylaws or as required by law, (c) be custodian of the corporate records and of the seal of the Association, and affix the seal of the Association to documents when execution on behalf of the Association under its seal is duly authorized in accordance with the provisions of these Bylaws, (d) keep a register of the notice address of each Member as furnished to the Secretary by each Member, and in general, perform all duties incident to the office of Secretary and such other duties as may, from time to time, be assigned to him or her by the President or by the Board of Directors.

5.10 Assistant Treasurer and Assistant Secretaries. If required, Assistant Treasurers will give bonds for the faithful discharge of their duties in the sums and with the sureties as the Board determines. The Assistant Treasurers and Assistant Secretaries, in general, will perform the duties as may be assigned to them by the Treasurer or the Secretary or by the President or the Board of Directors.

ARTICLE 6 COMMITTEES

6.01 Committees of Directors. The Board, by resolution adopted by a majority of the Directors, may designate and appoint one or more committees, to have and exercise the authority of the Board in the management of the Association. However, no committee will have the authority of the Board to (a) amend, alter, or repeal the Bylaws; (b) elect, appoint, or remove any Member of any committee or any Director or officer of the Association; (c) amend the Articles of Incorporation; (d) adopt a plan of merger or a plan of consolidation with another corporation; (e) authorize the sale, lease, exchange, or mortgage of all or substantially all of the property and assets of the Association; (f) authorize the voluntary dissolution of the Association or revoke proceedings for dissolution; (g) adopt a plan for the distribution of the assets of the Association, or (h) amend, alter, or repeal any resolution of the Board which by its terms provides that it may not be amended, altered, or repealed by the committee. The designation and appointment of any committee and the delegation of authority will not operate to relieve the Board, or any individual Director, of any responsibility imposed on it or them by law.

6.02 Other Committees. Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in the resolution, members of each committee must be Members of the Association. The President will appoint members to each committee. Committee members may be removed by the person or persons authorized to appoint the member whenever, in his or her judgment, the best interests of the Association will be served by the removal.

6.03 Term of Office. The term of each member of a committee will be one year, beginning on January 15th, unless the committee is sooner terminated, the member is removed from the committee, or the member ceases to qualify as a member of the committee.

6.04 Chair. One member of each committee will be appointed chair by the person or persons authorized to appoint the members of the committee.

6.05 Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

6.06 Quorum. Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee will constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present will be the act of the committee.

6.07 Rules. Each committee may adopt rules for its own governance not inconsistent with these Bylaws or with rules adopted by the Board.

ARTICLE 7 CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

7.01 Contracts. The Board may authorize any officer or agent of the Association, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association. The delegation authority may be general or confined to specific instances.

7.02 Checks and Drafts. All checks, drafts, or orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Association must be signed by the officer or agent of the Association and in the manner as will, from time to time, be determined by resolution of the Board. In the absence of such determination by the Board, the instruments will be signed by the President or a Vice President, and countersigned by the Treasurer or an Assistant Treasurer.

7.03 Deposits. All funds of the Association will be deposited, from time to time, to the credit of the Association in banks, trust companies, or other depositories as the Board of Directors may select.

7.04 Gifts. The Board of Directors may accept on behalf of the Association any contribution, donation, gift, bequest, or devise for the general purposes or for any special purpose of the Association. No individual shall use his/her position as a Board or Committee member for private gain, including:

- (1) No Board or Committee member shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan, or any other thing of monetary value from a person who is seeking to obtain contractual or other business or financial relations with the Association.
- (2) No Board or Committee member shall accept a gift or favor made with intent of influencing decision or action on any official matter.

ARTICLE 8 BOOKS AND RECORDS

8.01 The Association will keep correct and complete books and records of account and will also keep minutes of the proceedings of its Members, the Board, and committees having any of the authority of the Board, and will keep at the registered or principal office a record giving the names and addresses of the Members entitled to vote. All books and records of the Association may be inspected by any Member or his or her agent or attorney, An owner or owner's authorized representative must submit a written request for access or information by certified mail, with sufficient detail describing the Association's books to an authorized representative as reflected on the most current management certificate. The request must contain an election either to inspect the books and records before obtaining copies or to have the property owners' association forward copies of the requested books and records and:

- (1) if an inspection is requested, the Association, on or before the 10th business day after the date the Association receives the request, shall send written notice of dates during normal business hours that the owner may inspect the requested books and records to the extent those books and records are in the possession, custody, or control of the Association; or
- (2) if copies of identified books and records are requested, the association shall, to the extent those books and records are in the possession, custody, or control of the association, produce the requested books and records for the requesting party on or before the 10th business day after the date the association receives the request, except as otherwise provided herein.
- (3) If the Association is unable to produce the books or records requested under on or before the 10th business day after the date the Association receives the request, the Association must provide to the requestor written notice that:
 - (a) informs the requestor that the Association is unable to produce the information on or before the 10th business day after the date the association received the request; and
 - (b) states a date by which the information will be sent or made available for inspection to the requesting party that is not later than the 15th business day after the date notice of the delay is given.

ARTICLE 9
ASSESSMENTS

9.01 The Declaration provides for assessments levied against the Lots and remedies for non-payment.

ARTICLE 10
SEAL

10.01 The Board of Directors may provide for a corporate seal which will be in the form of a circle and will be inscribed with the name of the Association and the words "Corporate Seal of Waggener Ranch Property Owners Association Inc."

ARTICLE 11
WAIVER OF NOTICE

11.01 Whenever any notice is required to be given under the Texas Business Organizations Code or under the Articles of Incorporation or Bylaws, a waiver in writing signed by the person or persons entitled to notice, whether before or after the time stated, will be deemed equivalent to the giving of notice.

ARTICLE 12
AMENDMENTS TO BYLAWS

12.01 These Bylaws may be altered, amended, or repealed, and new Bylaws may be adopted, by a majority of the Directors present at any properly noticed regular or special open Board meeting, if written notice has been given of an intention to alter, amend, or repeal these Bylaws or to adopt new Bylaws at the meeting.

Adopted by unanimous consent of the Board of Directors on July 19, 2001.

Amendments:

October 12, 2012; Article 3: Section 3.01 & 3.04; Article 4: Section 4.05 by Board of Directors, Fred Dinkler – President

Amended by unanimous consent - February 9, 2016; All Articles: formatting and error correction; Article 1:Section 1.01; Article 2:Section 2.02; Article 3:Section 3.01, 3.02, 3.03, 3.06; Article 4: Section 4.01, 4.02, 4.05,4.06, 4.08, 4.12; Article 5:Section 5.01, 5.02, 5.09; Article 6: Section 6.01 by Board of Directors, Jim Shelgren - President

Amended by unanimous consent – February 20, 2018; Article 7: Section 7.04 by Board of Directors, Ronald W. Van Orne, Jr. – President

Amended by unanimous consent – November 19, 2019; All Articles: formatting and grammar corrections; Article 2: Sections 2.03(b), 2.05; Article 3: Section 3.03; Article 5: Sections 5.01, 5.06, 5.07, 5.08-10 renumbered; Article 6, Section 6.03 by Board of Directors, Brandon Hartfiel – President

Amended by unanimous consent – November 14, 2022; Page Formatting; Title: added “Amended”; Article 4: Section 4.02; Article 5: Section 5.02 by Board of Directors, Gregory J. Lengyel – President

Amended by unanimous consent – December 4, 2023, All articles: Formatting and grammar corrections; Article 1 Section 1.02; Article 3, Section 3.03; 3.04, 3.05 (added); Article 4, Section 4.02, 4.05, 4.08, 4.10, 4.14 (added); Article 5, Section 5.02, 5.03, 5.04, 5.09; Article 6, Section 6.03; Article 8, Section 8.01; Article 11, Section 11.01; Article 12, Section 12.01 by Board of Directors, Gregory J. Lengyel - President

Gregory J. Lengyel
WRPOA – President

THE STATE OF TEXAS

COUNTY OF COMAL

The foregoing instrument was acknowledged before me on this 12th day of December

2023 by Gregory J. Lengyel on behalf of the Waggener Ranch Property Owners Association, Inc.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
12/12/2023 11:44:55 AM
TERRI 12 Page(s)
202306038787



Bobbie Koepf

Stephanie Campos
(Notary Public, State of Texas)





Comal County TX
Honorable Bobbie Koepp, Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier TERRI Batch # 965283
Customer Name WAGGENER RANCH POA INC Date: 12/12/2023 Time: 11:44:55AM
4802 S CRANES MILL RD
NEW BRAUNFELS, TX 78132

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
12/12/2023 11:44:55AM	202306038787	RESTRICT			12
				Total:	\$70.00
		Fee Total:			\$70.00
CREDIT CARD					70.00
				Payment Total:	\$70.00