



70 2025 00000019

Inst Bk Vol Pg
OR 460 593
Edwards County
Olga Lydia Reyes
Edwards County District Clerk
Rocksprings, Tx 78880

Instrument Number: 2025-19

As

Recorded On: January 10, 2025

Recording Fee

Parties: BROKEN SPOKE & STAGECOACH SPRINGS POA

To PUBLIC

Billable Pages: 3

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recording Fee	33.00
Total Recording:	33.00

***** 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: 2025-19
Receipt Number: 53333
Recorded Date/Time: January 10, 2025 10:04:38A
Book-Vol/Pg: BK-OR VL-460 PG-593
User / Station: S Montoya - Cash Station Counter

Record and Return To:

GILBERT WHELLER
2400 VETERANS BLVD.
SUITE 16 C; BOX 104
DEL RIO TX 78840



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the
Official Public Records of Edwards County, Texas.

Olga Lydia Reyes, County Clerk
Edwards County, Texas

SCANNED

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Broken Spoke and Stagecoach Springs Property Owners Association, a Texas non-profit corporation (the "Association"), in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. This association manages the Broken Spoke Property Owners Association and Stagecoach Springs Property Owners Association. The Association submits the following additional information:

Document and Name of Subdivision Recording Data for Document Recording Data for Subdivision

Bylaws and Articles of Incorporation	Secretary of State of Texas File Number: 800862997	Edwards County Clerk Volume 227 Page 674 and 704
Broken Spoke Restrictions and Covenants	Edwards County Clerk Doc 50319 vol 231 pages 862	Edwards County Clerk Volume 227 Page 674 and 704
Stagecoach Springs Restrictions and Covenants	Edwards County Clerk Doc 50318 vol 231 pages 860	Edwards County Clerk Volume 227 Page 674 and 704
Amendment of Broken Spoke Restrictions and Covenants	Edwards County Clerk Inst 98 Vol 344 Page 311	Edwards County Clerk Volume 227 Page 674 and 704
Amendment of Stagecoach Springs Restrictions and Covenants	Edwards County Clerk Inst 97 Vol 344 Page 309	Edwards County Clerk Volume 227 Page 674 and 704

Broken Spoke and Stagecoach Springs Property Owners Association Fee Schedule, Updated June 2016.

Annual maintenance fees due by January 31st of each year \$2.00, \$2.00 / acre - not to exceed \$300.00 per tract.

Late Fee \$50.00, charged for accounts more than 60 days past due.

Returned check fee \$50.00

Lien Release (Minimum fee) \$130.00

Liens are filed with the County on a property when the account is past due over 120 days.

This fee is the minimum charge, in addition to all other amounts owed, for filing a release of lien when the account is paid in full. This amount is subject to increase should the cost exceed the minimum fee of \$130.00.

Reproduction or copies of documents \$10.00 per document, electronic copies may be provided at no cost.

Transfer Fee \$75.00

Fee to complete required paperwork for title transfers to a new owner entity. Includes confirming that the account is paid up, and any known restrictive covenant violations may exist and updating POA records to reflect new owner information. This fee is due and should be collected at closing and mailed to BSSCS POA P.O. Box 526 Rocksprings TX., 78880.

Name and mailing address of association:

Broken Spoke and Stagecoach Springs Property Owners Association
PO Box 526
Rocksprings TX 78880

Website: www.bsscs.org.

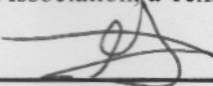
Most documents are available on website, including the current grazing lease and restrictions and covenants.

Email to contact association:

bsscsboa@gmail.com

Executed on this 11 day of DEC, 2024.

Broken Spoke and Stagecoach Springs Property Owners
Association, a Texas non-profit corporation

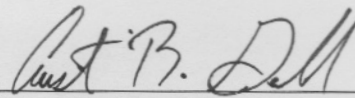


Gilbert C. Wheeler, President

State of Texas


County of VAL VERDE

This instrument was acknowledged before me on the 11th day of DECEMBER, 2024 by Gilbert C. Wheeler, President of Broken Spoke and Stagecoach Springs Property Owners Association, a Texas non-profit corporation, on behalf of said entity.

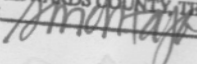


Notary Public, State of Texas

Austin R. Gerald, BGT USAF
Paralegal
Notary Public, Title 10 U.S.C. § 1044a

 FILED FOR RECORD
At 8:57 O'clock AM

JAN 2 2025

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

