



## Office of the Secretary of State

### CERTIFICATE OF INCORPORATION OF

#### MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION

Filing Number: 800330210

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/15/2004

Effective: 04/15/2004



A handwritten signature in black ink, appearing to read "G S Connor".

Geoffrey S. Connor  
Secretary of State

FILED  
In the Office of the  
Secretary of State of Texas  
APR 15 2004  
Corporations Section

**ARTICLES OF INCORPORATION  
OF  
MOUNTAIN SPRINGS RANCH  
PROPERTY OWNERS ASSOCIATION**

I, the undersigned natural persons over the age of eighteen (18), acting as incorporator, adopt the following Articles of Incorporation of the MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION (referred to as the "Corporation") under the terms of the Texas Non-Profit Corporation Act (referred to as the "Act"):

**ARTICLE 1**

**NAME**

The name of the Corporation is the MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION.

**ARTICLE 2**

**NONPROFIT CORPORATION**

The Corporation is a nonprofit corporation.

**ARTICLE 3**

**DURATION**

The period of the duration of the Corporation shall be perpetual.

**ARTICLE 4**  
**PURPOSES**

The purpose for which the Corporation is organized includes, but is not limited to the following:

- A. To manage and maintain any and all common areas, nondedicated streets, alley ways, parks, lakes, or otherwise generally accessible areas conveyed to the Property Owners Association in the MOUNTAIN SPRINGS RANCH Subdivision in COMAL COUNTY, Texas, such MOUNTAIN SPRINGS RANCH Subdivision being created out of the certain tracts or parcels of land in COMAL COUNTY, Texas, and being more fully described as 1125.00 acres of land, more or less, conveyed by Warranty Deed with Vendor's Line from Outpost Development No. 200306014612. Included in this property is Mountain Springs Ranch, Unit One as more fully shown on a map and plat recorded in Book Volume 14, Pages 343-348 in the Official Public Records of Comal County, Texas, together with any other units platted or to be platted as a part of Mountain Springs Ranch.
- B. To promote a community spirit and neighborly cooperation among all of the residents of MOUNTAIN SPRINGS RANCH Subdivision, and to take such steps as may be necessary or appropriate for the promotion, protection, and care of any and all occupied and unoccupied lots in MOUNTAIN SPRINGS RANCH Subdivision;
- C. To supervise, enforce, and comply with all of the restrictive covenants and conditions as may be imposed upon any of the lot owners in the MOUNTAIN SPRINGS RANCH Subdivision, as above described;
- D. To enter into any agreements, documents, and things whatsoever, as may be incidental or appropriate to the carrying out of the foregoing purposes,

including the hiring of any and all employees, agents, security guards, accountants, attorneys, or other parties as may be necessary or appropriate; E. Such additional powers as needed to do everything as determined by the bylaws and by the Board of Directors of the Corporation, as such acts are authorized by the Texas Non-Profit Corporation Act, as is now in force, as the same may be from time to time hereafter amended.

#### **ARTICLE 5**

#### **MEMBERSHIP**

The Corporation shall have one or more classes of members as provided in the bylaws of the Corporation.

#### **ARTICLE 6**

#### **INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 14500 Ranch Road 12, Suite 2, Wimberley, Texas 78676. The name of the initial registered agent at the office is JACK H. DEAN.

#### **ARTICLE 7**

#### **BOARD OF DIRECTORS**

The qualifications, manner of selection, duties, terms and other matters relating to the Board of Directors shall be provided in the bylaws. The initial Board of Directors shall consist of three persons. The number of directors may be increased or decreased by amendment of the bylaws. In electing directors, members shall not be permitted to cumulate their votes. The initial Board of Directors shall consist of the following persons at the following addresses:

NAME OF DIRECTOR

STREET ADDRESS

JACK H. DEAN

14500 Ranch Road 12, Suite 2  
Wimberley, Texas 78676

JOHN W. LYON

14500 Ranch Road 12, Suite 2  
Wimberley, Texas 78676

TONYA TODARO

14500 Ranch Road 12, Suite 2  
Wimberley, Texas 78676

**ARTICLE 8**

***LIMITATION ON LIABILITY OF DIRECTORS***

A director is not liable to the Corporation or members for monetary damages for an act or omission in the director's capacity as director, except to the extent otherwise provided by a statute of the State of Texas.

**ARTICLE 9**

***INDEMNIFICATION***

The Corporation may indemnify a person who was, is, or is threatened to be made a named defendant or respondent in litigation or other person related to the Corporation as provided by the provisions in the Act governing indemnification. As provided in the bylaws, the Board of Directors shall have the authority to define the requirements and limitations for the Corporation to indemnify directors, officers, members or other related to the Corporation.

**ARTICLE 10  
CONSTRUCTION**

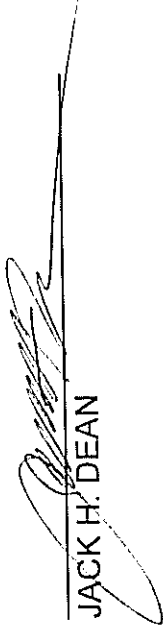
All references in these Articles of Incorporation to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time.

**ARTICLE 11  
INCORPORATORS**

The name and street address of the incorporator is:

<u>NAME OF INCORPORATOR</u>	<u>STREET ADDRESS</u>
JACK H. DEAN	14500 Ranch Road 12, Suite 2 Wimberley, Texas 78676

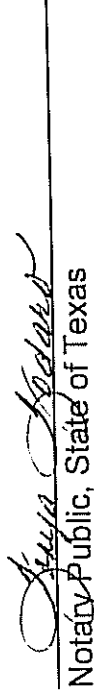
We executed these Article of Incorporation on this 19<sup>th</sup> day of March, 2004.

  
JACK H. DEAN

**ACKNOWLEDGMENT**

STATE OF TEXAS        )(  
COUNTY OF COMAL    )(

This instrument was acknowledged before me on this the 19<sup>th</sup> day of March 2004, by JACK H. DEAN.

  
Notary Public, State of Texas

