



The State of Texas

Secretary of State

117483

APR. 6, 1999

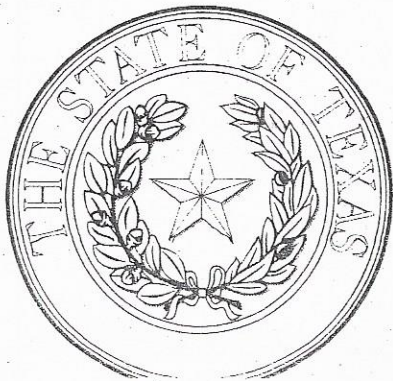
ALSATIAN HEIGHTS HOMEOWNERS ASSOCIATION
POB 844
CASTROVILLE ,TX 78009

RE:
ALSATIAN HEIGHTS HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01530144-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



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VERY TRULY YOURS,

A handwritten signature in dark ink, appearing to read "Elton Bomer".

Elton Bomer, Secretary of State



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

ALSATIAN HEIGHTS HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01530144

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE
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 CORPORATE 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 APR. 1, 1999

EFFECTIVE APR. 1, 1999



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A handwritten signature in cursive script, reading "Elton Bomer".

Elton Bomer, Secretary of State

ARTICLES OF INCORPORATION
OF
ALSATIAN HEIGHTS HOMEOWNERS ASSOCIATION
A NONPROFIT CORPORATION

FILED
In the Office of the
Secretary of State of Texas
APR 01 1999
Corporations Section

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

NAME

The name of the corporation (hereinafter called the Association) is Alsatian Heights Homeowners Association.

ARTICLE II

NONPROFIT

The Association is a non-profit corporation.

ARTICLE III

DURATION

The period of its duration is perpetual.

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ARTICLE IV

PURPOSES AND POWERS

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residential lots and common areas within a certain subdivided tract of real property described as follows: Alsatian Heights Subdivision, Medina County, Texas, according to plat record in Vol. 7, pages 301-303, Deed and Plat records of Medina County. And to promote the health, safety and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants and Restrictions (the Declaration) applicable to the subdivision and recorded in the public records of Medina County, Texas;
- (b) Affix, levy and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;
- (c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- (d) Borrow money, and subject to the consent by vote or written instrument of a majority of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
- (e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers or consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of sixty six percent (66%) of the members.
- (g) Have and exercise any and all powers, rights, and privileges that a corporation

organized under the Texas Nonprofit Corporation Act by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

ADDRESS

The registered address of the Association is PO BOX 844 CASTROVILLE, TX 78009. The street address of the initial registered office of the association is 397 C.R. 5633, Castroville, Tx. 78009, and the name of its initial registered agent at such address is Irene I. Britton.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot, which is subject to assessment, by the Association.

ARTICLE VII

AMENDMENTS

Amendment of these Articles shall require the assent of sixty six percent (66%) of the votes of the entire membership.

ARTICLE VIII

INITIAL BOARD OF DIRECTIORS

The number of directors constituting the initial Board of Directors of the Association is nine (9). The names and addresses of the persons serving as the initial directors are:

<u>Name</u>	<u>Address</u>
Irene I. Britton	397 CR 5633 Castroville, TX 78009
Ryan E. Gurr	365 CR 5633 Castroville, TX 78009
Roger A. Leis	213 CR 5633 Castroville, TX 78009
Brenda J. Hopkins	449 CR 5632 Castroville, TX 78009
Timothy S. Hickman	P.O. Box 27454 San Antonio, TX 78227
Donald E. Ford	1340 FM 1343 Castroville, TX 78009
Lupita P. Gomez	P.O. Box 1407 Castroville, TX 78009
Tanya L. Blasingame	228 CR 5632 Castroville, TX 78009
Anthony A. Martino	448 CR 5633 Castroville, TX 78009

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than sixty six percent (66%) of the votes of the entire membership. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE X

INCORPORATORS

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Irene I. Britton	397 CR 5633 Castroville, TX 78009
Ryan E. Gurr	365 CR 5633 Castroville, TX 78009
Roger A. Leis	213 CR 5633 Castroville, TX 78009

Executed at 397 CR 5633 CASTROVILLE TX., on MARCH 16, 1999.

Irene I Britton

Ryan E Gurr

Roger A Leis

State of Texas
County of Medina

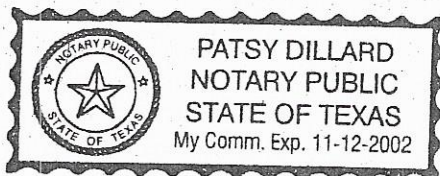
I, PATSY DILLARD, a notary public, do hereby certify that on MARCH 16, 1999, personally appeared before me IRENE I BRITTON, RYANE GURR, ROGER A. LEIS, and N/A, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

In witness whereof I have hereunto set my hand and seal the day and year above written.

Patsy Dillard

Notary Public in and for
Medina County, Texas.

My commission expires 11-12-2002.



ANY PROVISION HERE WHICH RESTRICTS THE SALE RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF MEDINA

hereby certify that this instrument was FILED in file number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED in the Official Public Records of Medina County, Texas

FILED IN MY OFFICE
KATHY WILKINS

AUG '00 07

AM -11 15

COUNTY CLERK, MEDINA CO.



COUNTY CLERK
MEDINA COUNTY TEXAS

Articles of Incorporation, Alsatian Heights Homeowners Association

07 Mar 99
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