

JAN 20 1982

ARTICLES OF INCORPORATION
OF
CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION

CLERK OF
Corporation Division

We the undersigned natural persons of the age of eighteen (18) years or more, 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 of such corporation:

ARTICLE I.

The name of the corporation is CANYON LAKE FOREST PROPERTY OWNERS ASSOCIATION.

ARTICLE II.

The corporation is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The purpose or purposes for which the corporation is organized are: To collect and hold assessments collected from the property owners in Canyon Lake Forest, Unit No. 1; Canyon Lake Forest, Unit No. 2; and Canyon Lake Forest, Unit No. 3, Subdivisions in Comal County, Texas, as provided in the Deed restrictions applicable to property in said Subdivisions, and to disburse these funds as and when necessary to comply with the usage thereof as designated in said Deed restrictions, and to take over and stand in the shoes of the original subdivider of said Subdivisions with reference to any act or thing necessary in connection with providing maintenance and preservation of the appearance of the public areas in said Subdivisions as contemplated and provided for in the Deed restrictions aforesaid. Furthermore, it shall be the purpose of the corporation to own and maintain the non-residential, non-commercial properties and areas within said Subdivisions dedicated for the general use

and benefit of property owners therein. The operations aforesaid are to be exclusively limited to the type of operations contemplated by Section 501(c)(4) of the Internal Revenue Code.

ARTICLE V.

Membership in the association shall be composed of all persons now or hereafter owning property in Canyon Lake Forest, Unit No. 1; Canyon Lake Forest, Unit No. 2; and Canyon Lake Forest, Unit No. 3, according to Plats thereof recorded in Volume 1, Page 53; Volume 1, Page 73; and Volume 1, Page 75, Map and Plat Records of Comal County, Texas. For the purpose of these Articles, a "member" is defined as follows:

(a) Every lot owner (whether one or more, a natural person, or otherwise) owning fee simple title and/or a contract to acquire fee simple title, and required by contract, deed, or other restriction or lien to pay the full property maintenance assessment set out in any of the covenants and restrictions of record affecting the title to property in said Subdivision.

(b) If more than one owner has a fee simple interest and/or a contract to acquire a fee simple interest in any one lot, it is specifically provided that such multiple owners are considered as a unit to be one member.

Each member shall, regardless of the number of lots owned, have the right to cast one vote per Director for the election of Directors and one vote in the determination of any other matters properly presented to the membership of the association. Cumulative voting is hereby expressly denied in the election of Directors.

ARTICLE VI.

The affairs of the association shall be managed by a Board of five Directors, each of whom must be members of the association. The number of Directors may be changed by amendment of the by-laws of the association. The names and addresses of the persons who are

to act in the capacity of initial Directors until the selection of their successors are:

JESSE H. LEGETT, JR.
Route 9, Box 236 E
Canyon Lake, Texas 78130

FRANCIS TEAS
Route 9, Box 215
Canyon Lake, Texas 78130

NAOMI R. WELTY
Route 9, Box 228
Canyon Lake, Texas 78130

GEORGIA DAVIS
Route 9, Box 214 K
Canyon Lake, Texas 78130

ALBERT C. NIEHAUS
Route 9, Box 256 N
Canyon Lake, Texas 78130

ARTICLE VII.

The street address of the initial registered office of the corporation is Route 9, Box 236 E, Canyon Lake, Texas 78130, and the name of its initial Registered Agent at such address is Jesse H. Legett, Jr.

ARTICLE VIII.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make distributions in furtherance of the purposes set forth in Article IV hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt

from Federal Income Tax under Section 501(c)(4) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue law).

ARTICLE IX.

The members, Directors, and officers of the corporation shall not, directly or indirectly:

(A) Sell or exchange, or lease, any property of the corporation to;

(B) Lend money of the corporation or extend credit on behalf of the corporation to;

(C) Furnish goods, services, or facilities of the corporation on a basis more favorable than that on which such goods, services or facilities are made available to the general public, to;

(D) Pay any compensation on behalf of the corporation, in excess of reasonable compensation for services rendered to or for the corporation affecting one or more of its purposes, to;

(E) Engage in any other activities or transactions which divert any portion of the corporation's property and assets, to;

any person, corporation, partnership, trust, or unincorporated enterprise who has contributed property or money to the corporation.

ARTICLE X.

Amendment of these Articles shall require the vote of a majority of the members present at a meeting called for such purpose after notice thereof mailed to each member of the association at the last known address of said member not later than thirty (30) days prior to the date designated for such meeting, such notice to inform each member of the purpose of such meeting, the proposed amendment, and the place where such meeting is to be held.

ARTICLE XI.

In the event of the liquidation or dissolution of the corporation, whether voluntary or involuntary, no member, director or officer shall be entitled to any distribution or diversion of its remaining property or its proceeds, and the balance of all money

and other property received by the corporation from any source, after the payment of all debts and obligations of the corporation, shall be used or distributed exclusively for purposes within those set forth in Article IV of these Articles of Incorporation and within the intendment of Section 501(c)(4) of the Internal Revenue Code and the Regulations thereunder, as the same now exist or as they may be hereafter amended from time to time.

ARTICLE XII.

The name and address of each incorporator is:

JESSE H. LEGETT, JR.
Route 9, Box 236 E
Canyon Lake, Texas 78130

FRANCIS TEAS
Route 9, Box 215
Canyon Lake, Texas 78130

NAOMI R. WELTY
Route 9, Box 228
Canyon Lake, Texas 78130

IN WITNESS WHEREOF, we have hereunto set our hands this 8th
day of January, 1982.

Jesse H. Legett, Jr.
JESSE H. LEGETT, JR.
Francis Teas
FRANCIS TEAS
Naomi R. Welty
NAOMI R. WELTY

THE STATE OF TEXAS §
§
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared JESSE H. LEGETT, JR., FRANCIS TEAS, and NAOMI R. WELTY, known to me to be the persons whose names are subscribed to the foregoing document, and being by me first duly sworn, severally declared that the statements therein contained are true and correct.

GIVEN under my hand and seal of office on this the 8th
day of January, 1982.



Tammy K. Whitmire
Notary Public in and for TAMMY K. WHITMIRE
the State of Texas
My Commission Expires: October 1, 1985