

Non-Profit



# The State of Texas

## SECRETARY OF STATE

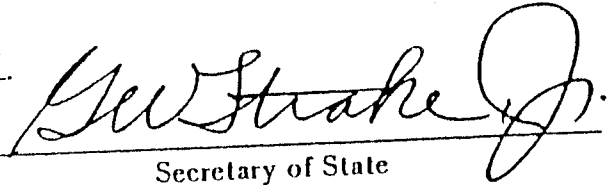
### CERTIFICATE OF INCORPORATION OF

WOODCREEK PROPERTY OWNERS ASSOCIATION OF HAYS COUNTY, INC.

The undersigned, as Secretary of State of the State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Dated July 19 19 79 \*

  
Secretary of State

Filed in the Office of the  
Secretary of State of Texas  
This 19 day of July 1979.

ARTICLES OF INCORPORATION  
OF  
WOODCREEK PROPERTY OWNERS ASSOCIATION  
OF HAYS COUNTY, INC.

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two (2) 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

The name of the corporation is WOODCREEK PROPERTY OWNERS ASSOCIATION OF HAYS COUNTY, INC.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

1. The corporation is organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes.

2. The specific and primary purposes for which it is formed are to provide for maintenance and preservation of the residence lots and common areas within that certain tract of property described as follows:

ALL those certain tracts of land described and platted into certain subdivisions known locally as WOODCREEK, EAGLE ROCK and BROOKMEADOW, in Hays County, Texas, with each tract described and platted as various numbered and lettered Sections.

3. The general purposes and powers are:

A. To purchase, lease, or otherwise acquire, improve, construct, own, hold, use, maintain, operate, exchange, encumber, sell, convey, or otherwise dispose of, real and personal property of every kind, nature, or description, as may be necessary or desirable to promote the primary purposes of this corporation.

B. To make and perform contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, corporation, municipality, state, government, or municipal or political subdivision.

C. To have and exercise all the rights and powers conferred on non-profit corporations under the Texas Non-Profit Corporation Act, as such law is now in effect or may at any time hereafter be amended.

D. To do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this corporation.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall, except where otherwise expressed, be in no way limited or restricted by any reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

4. Notwithstanding any of the foregoing statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this corporation, and nothing contained in

the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its members, or to distribute to its members as such.

ARTICLE V.

The street address of the initial registered office of the corporation is 27 Stonehouse Circle, Wimberley, Texas 78676 and the name of its initial registered agent is PHYLLIS McCRAY, AT SUCH ADDRESS.

ARTICLE VI.

The affairs of the corporation shall be managed by a Board of not less than four (4) nor more than fifteen (15) directors. The number of directors constituting the initial board of directors of the corporation is four (4) subject to the first organizational meeting of the corporation, and the names and addresses of the persons who are to serve as the initial directors until the first organizational meeting are:

<u>NAME</u>	<u>ADDRESS</u>
PHYLLIS McCRAY	27 Stonehouse Circle Wimberley, Texas 78676
EVERETT ANSCHUTZ	11 Lone Star P. O. Box 504 Wimberley, Texas 78676
W. FRANK THOMSON	#21 Pebblebrook Wimberley, Texas 78676
HAZEL COUEY	157 Champions Circle Wimberley, Texas 78676

ARTICLE VII.

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
PHYLLIS McCRAY	27 Stonehouse Circle Wimberley, Texas 78676

<u>NAME</u>	<u>ADDRESS</u>
EVERETT ANSCHUTZ	11 Lone Star P. O. Box 504 Wimberley, Texas 78676
W. FRANK THOMSON	#21 Pebblebrook Wimberley, Texas 78676

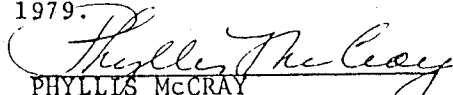
ARTICLE VIII

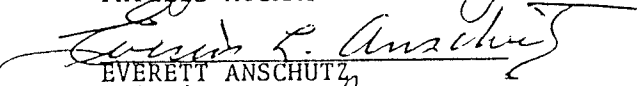
Every person or entity who is a record owner of a fee simple title to any lot in any named, numbered or lettered section of those developments known locally as WOODCREEK, EAGLE ROCK and/or BROOKMEADOW in Hays County, Texas and every person or entity who is purchasing any lot under a contract for sale or contract for deed in any section of those developments known locally as WOODCREEK, EAGLE ROCK and/or BROOKMEADOW in Hays County, Texas, shall be eligible for membership in the corporation and shall be a member upon payment of the annual dues in an amount to be specified in the By-Laws.

ARTICLE IX

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, we have hereunto set our hands,  
this 5th day of July, 1979.

  
PHYLLIS McCRAY

  
EVERETT ANSCHUTZ

  
W. FRANK THOMSON

THE STATE OF TEXAS, I  
COUNTY OF HAYS. I

I, Don V. Ploeger, Notary Public, do hereby certify that on this 5th day of July, 1979, personally appeared before me PHYLLIS McCRAY, EVERETT ANSCHUTZ and W. FRANK THOMSON, 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 and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Don V. Ploeger  
Notary Public, in and for  
Hays County, Texas.

(seal)