

Articles of Incorporation

ARTICLES OF INCORPORATION
SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION

FILED
In the Office of the
Secretary of State of Texas

AUG 10 1988

Corporations Section

I, the undersigned natural person of the age of twenty-one (21) years or more, who is a citizen of the State of Texas, acting as the incorporator 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: SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION, hereinafter sometimes called the "Corporation" or the "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:

- (1) to operate, manage, maintain and administer the affairs of the property (the "Property") described in that certain Declaration of Covenants, Conditions and Restrictions (together, the "Declaration") of record in Volume 8545, Page 673, Deed Records, Travis County, Texas, and including Amendment 1, dated December 4, 1984, of that Declaration. All definitions and terms contained in the Declaration shall apply hereto and are incorporated herein by reference;
- (2) to enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of the Property in accordance with the Declaration and the BYLAWS OF SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION (the "Bylaws");
- (3) to promote the health, safety and welfare of the residents within the Property;
- (4) to exercise the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration as amended from time to time;
- (5) to enforce applicable provisions of the Declaration, the Bylaws, any rules and regulations of the Corporation, and any other instrument for the management and control of the Property, including without limitation, the power:
 - (a) to fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
 - (b) to contract for and pay all expenses incurred in connection with the maintenance, utilities, materials, supplies and services relating to the Common Area (as defined in the Declaration);

(c) to employ personnel reasonably necessary for administration and control of the Association, including lawyers and accountants where appropriate; and

(d) to pay all office and other expenses incident to the conduct of business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

(6) to have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Texas Non-Profit Corporation Act may now or hereafter have or exercise, including without limitation, the power:

(a) to acquire (by purchase, grant or otherwise), annex and merge, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

(b) to borrow money, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration; and

(c) to act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers.

ARTICLE V

The street address of the initial registered office of the Corporation is 3505 Black Mesa Hollow, Austin, Texas 78739, and the name of its initial registered agent at such address is Craig Hackler.

ARTICLE VI

Each Owner, whether one or more persons or entities, shall, upon and by virtue of becoming an Owner, become a Member of the Association and shall remain a Member until such time as his ownership or fee simple title to the surface estate of any Tract terminates for any reason, whereupon his membership in the Association shall automatically terminate.

Voting. The Association shall have one class of membership. The Owners as defined in the Declaration shall be the membership of the Association. By virtue of such membership, each Owner shall have one vote for each Tract owned by it within the Properties.

When more than one Owner holds an interest in any Tract, all such persons or entities shall determine among themselves how the vote for such Tract shall be exercised, but in no event shall more votes be cast than the number that are attributable to such Tract. Votes may be cast in person or by duly authorized proxy. Any Owner who is delinquent in the payment of any assessment as set forth in the Declaration shall not be entitled to vote during any period in which any such assessment is delinquent.

ARTICLE VII

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
<u>Craig Hackler</u>	<u>3505 Black Mesa Hollow</u> <u>Austin, TX 78739</u>

ARTICLE VIII

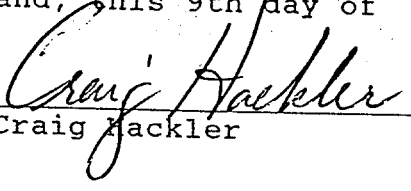
At the first meeting of the Association there were elected five members of the Association to the Board of Directors, which shall thereafter govern the affairs of the Association until their successors have been duly elected and qualified. The names and addresses of these five persons who are to act in the capacity of the initial Board of Directors are:

<u>NAME</u>	<u>ADDRESS</u>
<u>Craig Hackler</u>	<u>3505 Black Mesa Hollow</u> <u>Austin, TX 78739</u>
<u>Joe Christian</u>	<u>12401 Barker Hollow Cove</u> <u>Austin, TX 78739</u>
<u>Ismael Villafane</u>	<u>12000 Corner Brook Pass</u> <u>Austin, TX 78739</u>
<u>Dennis Ring</u>	<u>3201 Barker Hollow Pass</u> <u>Austin, TX 78739</u>
<u>Chris Stewart</u>	<u>12005 Onion Hollow Run</u> <u>Austin, TX 78739</u>

ARTICLE IX

Amendment of these Articles of Incorporation shall be by proposal submitted to the membership of the Association. Any such proposed amendment shall be adopted only upon receiving at least ninety percent (90%) vote of the membership.

IN WITNESS WHEREOF, I have hereunto set my hand, this 9th day of August, 1988.



Craig Hackler

Non-Profit



The State of Texas

SECRETARY OF STATE

CERTIFICATE OF INCORPORATION
OF

SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION

Charter No. 1085712

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 the Secretary by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Dated Aug. 10, 1988




Secretary of State

dlo



The State of Texas
Secretary of State

JULY 28, 1999

SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
3432 GREYSTONE DRIVE, SUITE 100
AUSTIN TX 78731

RE:
SHADY HOLLOW ESTATES COMMUNITY ASSOCIATION
CHARTER NUMBER 01085712-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD YOUR
CHANGE OF REGISTERED AGENT OR REGISTERED OFFICE, OR BOTH.

THE APPROPRIATE EVIDENCE IS ATTACHED FOR YOUR FILES AND THE
ORIGINAL HAS BEEN FILED IN THIS OFFICE.

PAYMENT OF THE FILING FEE IS ACKNOWLEDGED BY THIS LETTER.

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



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

Elton Bomer, Secretary of State