



FILED  
In the Office of the  
Secretary of State of Texas

JAN 24 2001

ARTICLES OF INCORPORATION  
OF  
SEVEN FALLS OWNERS ASSOCIATION

Corporations Section

We, the undersigned natural persons of the age of twenty-one (21) years or more at least two of whom are citizens of the State of Texas acting as incorporators of a corporation pursuant to and under the provisions of Article 1396, 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 is SEVEN FALLS OWNERS ASSOCIATION

ARTICLE II

Non-Profit

The Corporation is a non-profit corporation.

ARTICLE III

Duration

The period of its duration is perpetual

ARTICLE IV

Purposes

The purpose or purposes for which the Corporation is organized are

- A. To provide for maintenance, preservation and architectural control of and to promote the health, safety and welfare of the residents of Seven Falls which shall mean and refer to the land and premises situated in Gillespie County, Texas, and more particularly described in plats recorded in Volume 2, Page 197-200 Plat Records Gillespie County, Texas and such additions thereto as may hereafter be brought within the jurisdiction of this Corporation ("Properties"), and to preserve the beautification of the Properties
- B. To borrow money and to acquire (by gift, purchase or otherwise), own, hold, improve, build upon operate, maintain, convey, sell, lease, transfer dedicate for

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public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation

- C To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration which shall mean and refer to certain Restrictions applicable to the Properties and recorded in the office of the County Clerk of Gillespie County, Texas, in Volume 404, Page 647-666 Real Property Records, Gillespie County, Texas, and as the same may be amended or supplemented from time to time as therein provided ("Declaration"), and reference to the Declaration is hereby made for all purposes
- D To fix, levy, collect and enforce payment by any lawful means, all charges or assessments provided for by the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation including any licenses, taxes or governmental charges which may be levied or imposed against any property owned by the Association.
- E To have and to exercise any and all powers, rights, and privileges that a corporation organized under the Texas Non-Profit Corporation Act may by law now or at any time have or exercise and insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of the Properties, provided, that no part of the net earnings of the Corporation shall inure to the benefit of or be distributable to any Member director or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation effecting one or more of its purposes), and no Member, director or officer of the Corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation, and provided, further that no part of the activities of the Corporation shall be carrying on propaganda, or otherwise attempting, to influence legislation, or participating in, or intervening in (including the publication or distribution of statements), any political campaign on behalf of any candidate for public office

ARTICLE V

Registered Agent

The street address of the initial registered office of the Corporation is 5309 Village Creek Dr #200, Plano, TX 75093, and the name of its initial registered agent at such address

is Deane Watson, Jr.

ARTICLE VI

Members

The corporation is to have Members. Every person or entity who is now or hereafter becomes an Owner of a Tract (as defined in the Declaration) within the Properties shall be a Member of the Corporation, and membership shall be appurtenant to and may not be separated from ownership of such land. There shall be two (2) classes of Members. Each Member shall be entitled to one vote for each lot, tract or parcel in which they hold the interest required for membership except the Declarant under the Declaration shall be entitled to two (2) votes for each Tract in which it holds the interest required for membership until it sells all of its tracts, lots and parcels or January 1, 2005, whichever last occurs and then it shall have only one vote for each Tract. When more than one person holds such interest or interests, all such persons shall be Members, and the vote for such lot, tract, or parcel shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot, tract or parcel.

"Tract" shall mean and refer to a lot or tract of land shown upon any recorded subdivision map of the Properties as amended from time to time which is designated as a lot, tract or parcel therein. "Owner" shall mean and refer to every person or entity who is a record owner of a fee or undivided fee interest in any lot, tract or parcel within the Properties which is subject to the Declaration, including contract sellers. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

ARTICLE VII

Board of Directors, Committees

The affairs of the corporation shall be managed by a board of directors, and the number of directors shall never be less than three (3) but the board of directors by resolution adopted by a majority of the directors in office, may designate one or more committees of directors, each of which committees shall consist of two or more directors, or less as permitted by law, which committees, to the extent provided in such resolution or in the bylaws, shall have and exercise the authority of the board of directors in the management of the corporation, but the designation of such committees and the delegation thereto of authority shall not operate to relieve the board of directors, or any individual director of any responsibility imposed upon it or him by law. Other committees not having and exercising the authority of the board of directors in the management of the corporation may be created and have such membership as authorized by Article 2.18B, Texas Non-Profit Corporation Act.

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ARTICLE VIII.

Initial Board of Directors

three (3)

W / ~~5-25-01~~ The number of directors constituting the initial Board of Directors of the corporation is ~~three (3)~~, and the initial Board of Directors of the corporation shall serve until the first organizational meeting of said Board of Directors or until their successors shall have been elected and accepted the duties of office, and the names and addresses of persons who are elected to serve as the initial directors are as follows

<u>NAME</u>	<u>ADDRESS</u>
<u>Deane Watson, Jr</u>	<u>5309 Village Creek Dr #200</u>
<u>Dr Robert R Watson</u>	<u>Plano, TX 75093</u>
<u>Suzanne Laidlaw</u>	<u>5309 Village Creek Dr #250</u>
	<u>Plano, Texas 75093</u>

ARTICLE IX

Incorporators

The name and address of each incorporator is as follows

<u>Deane Watson, Jr</u>	<u>5309 Village Creek Dr #200</u>
	<u>Plano, TX 75093</u>

IN WITNESS HEREOF, we have hereunto set our hands this 4/8 day of 9/8, 2000

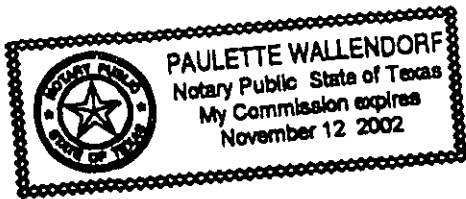
Deane Watson

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me this 8 day of September, 2000,  
by Deane Watson Jr

Paulette Walendorf  
Notary Public, State of Texas



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