

ARTICLES OF INCORPORATION

OF

KINGS POINT PROPERTY

OWNERS ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

MAR 17 1983

Clerk B
Corporations Section

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 for such corporation:

ARTICLE I

The name of the corporation is KINGS POINT PROPERTY OWNERS ASSOCIATION, INC., hereinafter sometimes called the "Corporation" or the "Association."

ARTICLE II

The Corporation is a nonprofit 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 acquire, operate, manage, maintain and administer the Common Area of KINGS POINT SUBDIVISION (the Subdivision) as defined in The Declaration of Covenants, Conditions and Restrictions of the Subdivision recorded in Volume 339 at page 497, Comal County Deed Records;

(2) to enter into and perform any contract and to exercise all powers which may be necessary or convenient to the acquisition, operation, management, maintenance and administration of the Common Area of the Subdivision in

accordance with the Declaration and the BY-LAWS OF KINGS POINT PROPERTY OWNERS ASSOCIATION, INC. (the "By-Laws");

(3) to promote the health, safety and welfare of the residents within the Subdivision;

(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 By-Laws, any rules and regulations of the Corporation, and any other instrument for the management and control of the Subdivision, 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, gardening, utilities, materials, supplies and services relating to the Common Area of the Subdivision;

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

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

(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 or pledge any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; 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 Route 5, Box 850J, Canyon Lake, Texas, 78130, and the name of its initial registered agent at such address is H. Dwain Brown.

ARTICLE VI

The number of directors constituting the initial board of directors is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
H. Dwain Brown	Route 5, Box 850J Canyon Lake, Texas 78130
Merle Brown	Route 5, Box 850J Canyon Lake, Texas 78130
William C. Clegg	1635 NE Loop 410, Suite 910 San Antonio, Texas 78209

ARTICLE VII

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
H. Dwain Brown	Route 5, Box 850J Canyon Lake, Texas 78130

Merle Brown

Route 5, Box 850J
Canyon Lake, Texas 78130

John T. Dierksen

205 N. Seguin Avenue
New Braunfels, Texas 78130

IN WITNESS WHEREOF, we have hereunto set our hands,
this 17th day of March, 1983.

H. Dwain Brown
H. Dwain Brown

Merle Brown
Merle Brown

John T. Dierksen
John T. Dierksen

THE STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, a Notary Public, on this day personally appeared H. DWAIN BROWN and wife, MERLE BROWN, 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 herein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of March, 1983.

Julie Erben
Notary Public, State of Texas
Julie Erben
My commission expires 9/16/84.

THE STATE OF TEXAS §

COUNTY OF COMAL §

BEFORE ME, a Notary Public, on this day personally appeared JOHN T. DIERKSEN, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements herein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of March, 1983.

Julie Erben
Notary Public, State of Texas
Julie Erben
My commission expires 9/16/84.