



STATE OF TEXAS  
OFFICE OF THE SECRETARY OF STATE  
AUSTIN, TEXAS 78711

DEC. 30, 1977

STEVEN C. OAKS  
SECRETARY OF STATE

EDWIN K NOLAN  
PO BOX 2017  
CANYON LAKE, TX 78130

RE: VILLAGE SHORES PROPERTY OWNER'S ASSOCIATION  
CHARTER NUMBER 423192-1

DEAR SIR:

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO THE FRANCHISE TAX LAWS. WE ARE INFORMED BY THE OFFICE OF THE COMPTROLLER OF PUBLIC ACCOUNTS THAT YOU WILL SOON BE CONTACTED BY THAT OFFICE CONCERNING THE PAYMENT OF AN INITIAL MINIMUM FRANCHISE TAX PAYMENT TO BE PAID WITHIN 45 TO 75 DAYS AFTER THE DATE OF YOUR CHARTER OR CERTIFICATE OF AUTHORITY.

YOU WILL BE ASSIGNED A TEMPORARY TAX IDENTIFICATION NUMBER UNTIL YOU SUPPLY THE COMPTROLLER'S OFFICE WITH YOUR FEDERAL EMPLOYERS IDENTIFICATION NUMBER. IF NO FEDERAL EMPLOYERS IDENTIFICATION NUMBER IS SUPPLIED, THE TEMPORARY NUMBER PREVIOUSLY ASSIGNED TO YOU WILL BECOME YOUR PERMANENT NUMBER.

UNDER THE FRANCHISE TAX LAWS, SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT FROM PAYMENT OF FRANCHISE TAX YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR SUCH EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

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

VERY TRULY YOURS,  
STEVEN C. OAKS  
SECRETARY OF STATE

BY: BILL KINBROUGH  
DIRECTOR, CORPORATION DIVISION



The State of Texas  
Secretary of State

CERTIFICATE OF INCORPORATION

OF

VILLAGE SHORES PROPERTY OWNER'S ASSOCIATION  
CHARTER NUMBER 423192

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION  
FOR THE ABOVE CORPORATION, DULY SIGNED AND VERIFIED, 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 DUPLICATE ORIGINAL  
OF THE ARTICLES OF INCORPORATION.

DATED DEC. 21, 1977



*M. C. Oak*

Secretary of State

KM



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OFFICE OF THE SECRETARY OF STATE  
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SECRETARY OF STATE

BY: BILL KIMBROUGH  
DIRECTOR, CORPORATION DIVISION

ARTICLES OF INCORPORATION  
OF  
VILLAGE SHORES PROPERTY  
OWNER'S ASSOCIATION

FILED  
In the Office of the  
Secretary of State of Texas

DEC 21 1977

*Mark L. Cox*  
Deputy Director, Corporation Division

ARTICLES OF INCORPORATION  
OF  
VILLAGE SHORES PROPERTY  
OWNER'S ASSOCIATION

We, the undersigned natural persons of the age of 21 years or more, at least of two of whom are citizens of the State of Texas, acting as incorporaters of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation and for such Corporation:

ARTICLE I.

The name of the Corporation is VILLAGE SHORES PROPERTY OWNER'S ASSOCIATION.

ARTICLE II.

The Corporation is a non-profit corporation, organized pursuant to the Texas Non-Profit Corporation Act without capital stock and shall have all the powers specified in the Texas Non-Profit Corporation Act. The Corporation is organized solely for non-profit purposes and does not contemplate pecuniary gain or profit to the members thereof.

ARTICLE III.

The period of duration of the Corporation is perpetual.

#### ARTICLE IV.

The purposes for which the Corporation is organized are:

To assess and collect dues and assessments from members of the Corporation and to use said monies to provide services or facilities for the general benefit of all members of the Corporation; which services or facilities may include, by way of illustration but not limitation, maintenance or repair of streets, easements, rights of way, esplanade, parks or vacant areas; the acquisition, installation, operation, maintenance and repair of recreation equipment, parks and other facilities designated for the common use or benefit of all owners of land included within the restricted property; providing fire, police or watchman services; providing and maintaining street lighting; and providing and maintaining shrubbery, trees, flowers and other landscaping at entrances and in esplanades, parks, street rights-of-way and other areas; fogging for insect control and providing garbage, paper or other waste pick-up; paying legal and other expenses in connection with the formation and operation of the Corporation and for the enforcement of the aforesaid restrictions; and providing any and all other acts or things determined by the Board of Directors as necessary or desirable for the maintenance, repair or improvement of the restricted property, any parks acquired by the Corporation, the approaches thereto, and any adjacent easements or rights-of-way.

The initial restricted property which this Corporation shall serve is composed of Village Shores Subdivision, Unit 1, Village Shores Subdivision, Unit 2 and Village Shores Subdivision, Unit 3, as shown upon the plats of said subdivisions recorded on the map and plat records of Comal County, Texas.

ARTICLE V.

The street address of the initial registered office of the Corporation is Rt. 5, Box 636E, Canyon Lake, Texas, and the name of its initial registered agent at such address is Dan Lucas.

ARTICLE VI.

The number of Directors constituting the initial Board of Directors of the Corporation is five (5), and the names and addresses of the persons who are to serve as the initial Directors are:

Dan Lucas	Rt. 5, Box 636E	Canyon Lake, Texas
Ray L. Brown	Rt. 5, Box 637J	Canyon Lake, Texas
James A. Campise	Rt. 5, Box 637C	Canyon Lake, Texas
D. H. Myer	Rt. 5, Box 636B	Canyon Lake, Texas
Robert A. Amerman	Rt. 5, Box 637S	Canyon Lake, Texas

ARTICLE VII.

The name and address of each incorporator is:

Dan Lucas	Rt. 5, Box 636E	Canyon Lake, Texas
Ray L. Brown	Rt. 5, Box 637J	Canyon Lake, Texas
D. H. Myer	Rt. 5, Box 636B	Canyon Lake, Texas

ARTICLE VIII.

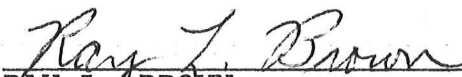
The members of the Corporation shall be the owners of record title or purchasers under contract of sale of residential lots included within the restricted property who are elected to membership in accordance with the By-Laws of this Corporation. Each lot within the restricted property shall be entitled to only one vote at any meeting of the membership regardless of the number of owners of such lot. Furthermore, each lot owner shall be entitled to only one vote at any one meeting of the membership regardless of the number of lots owned by that lot owner.

ARTICLE IX.

The By-Laws of this Corporation shall be adopted by the initial Board of Directors and may be amended or altered by a majority vote of the membership thereof.

In witness whereof we have hereto set our hands this 16 day of August, 1977.

  
\_\_\_\_\_  
DAN LUCAS

  
\_\_\_\_\_  
RAY L. BROWN

  
\_\_\_\_\_  
D. H. MYER

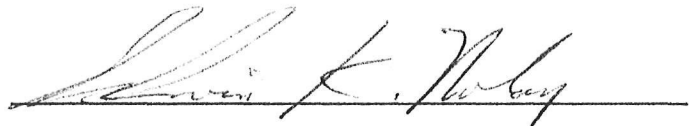


THE STATE OF TEXAS §

COUNTY OF COMAL §

I, EDWIN K. NOLAN, a Notary Public, do hereby certify that on this 16 day of ~~June~~<sup>DECEMBER</sup>, 1977, personally appeared before me, DAN LUCAS, RAY L. BROWN and D. H. MYER, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing documents as incorporators, and that the statements therein contained are true.

In witness whereof, I have hereunto set my hand and seal the day and year above written.



Notary Public in and for Comal  
County, Texas