

COPY



The State of Texas

SECRETARY OF STATE CERTIFICATE OF INCORPORATION

OF

PEDERNALES SUBDIVISION OF BLANCO COUNTY PROPERTY OWNERS ASSOCIATION, INC.

CHARTER NO. 1128341

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed pursuant to the provisions of the Texas Business 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.

Issuance of this Certificate of Incorporation does not authorize the use of a corporate name in this State in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated SEPTEMBER 28, 1989.



George S. Bayard Jr.
Secretary of State

jvb

*still
6/20/03*

Pedernales Property Owners Association

Joel Honeycut
P.O. Box 956
Johnson City, Texas 78636

868-7044

Return -

FILED
In the Office of the
Secretary of State of Texas

SEP 28 1989

Incorporation Section

ARTICLES OF INCORPORATION
OF
PEDERNALES SUBDIVISION OF BLANCO COUNTY
PROPERTY OWNERS ASSOCIATION, INC.

The undersigned natural person of the age of eighteen (18) years or more, 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 Pedernales Subdivision of Blanco County Property Owners Association, Inc., hereinafter sometimes called the "Association."

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The Association is organized and shall be operated exclusively for civic and community service, shall not be for pecuniary gain to its members, shall pay no dividends or other pecuniary remuneration, directly or indirectly, to its members as such, shall have no capital stock and no part of any net earnings of the Association shall inure to the benefit of any private shareholder or individual other than by acquiring, constructing, or providing management, maintenance, and care of "association property" (defined in part (ii) of the next sentence hereof), and other than by a rebate of excess membership dues, fees, or assessments. The Association shall not participate directly or indirectly in political campaigns on behalf of or in opposition to any candidate for public office. The purposes for which the Association is organized are:

1. To devote itself to civic betterments and social improvement of the lands and improvements contained within or adjacent to Pedernales Subdivision of Blanco County, a subdivision in Blanco County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 77-82, of the Plat Records of Blanco County, Texas (herein called the "Subdivision");
2. To operate, maintain, manage, and administer the business and affairs of the Association in accordance with and as set forth in that certain

Declaration of Covenants, Conditions, and Restrictions for Pedernales Subdivision as recorded in Volume 97, Pages 225-228 of the Deed Records of Blanco County, Texas and as the same may be now or hereafter amended (herein called the "Restrictions");

2. To acquire, construct, manage, maintain, and care for "association property", as such term is defined in Section 528 of the Internal Revenue Code of 1986, as amended, and to engage in "residential real estate management", with such term having the same meaning herein as it has in paragraph 23.18(d)(1) of the Tax Code, Vernon's Texas Codes Annotated;
3. To enter into and perform any contract and to exercise all powers that may be necessary or convenient for the operation, management, maintenance, and administration of the affairs of the Association, and the common interest of the owners of the property subject to the Restrictions;
4. To promote the health, safety, and welfare of the owners of property located in the Subdivision;
5. To exercise the rights, powers and privileges and to perform all duties and obligations imposed on the Association under the Restrictions, including, without limitation, the power to fix, levy, collect, and enforce payment of charges, dues, and assessments for such purposes as set forth in the Restrictions, to pay all expenses in connection therewith and all expenditures incident to the conduct of the administration and business of the Association and to pay all licenses, taxes, and other charges as are levied or assessed against the Association;
6. To buy, sell, and deal in real and personal property in furtherance of the purposes of the Association; and
7. In general, to have and exercise any and all powers, rights, and privileges that a corporation organized and existing under the Texas Non-Profit Corporation Act may by law now or hereafter have and exercise in furtherance of its purposes set forth herein.

The aforesaid statement of purposes shall be construed as a statement of both purposes and of powers and shall be broadly construed to effect its intent.

ARTICLE V

The street address of the initial registered office of the Association is George E. Byars, Jr., and the name of its initial registered agent at such address is Route 3, Box 319A, Johnson City, Texas 78636.

ARTICLE VI

The number of directors constituting the initial Board of Directors is five (5). The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors are:

<u>Name</u>	<u>Address</u>
Robert Luce	5405 Verdome, Houston, Texas 77092
Glendon D. Eppler	3202 Thousand Oaks Drive, Austin, Texas 78746
R. K. Byars	Star Route 3, Box 360, Johnson City, Texas 78636
Terry Carter	Star Route 3, Box 33, Sandy, Texas 78665
Ralph Gross	1901 Virginia, Pasadena, Texas 77502

The right to cumulative voting in the election of directors is hereby expressly denied.

ARTICLE VII

The name and address of the incorporator is: R. G. Converse, 600 Congress Avenue, 24th Floor, Austin, Texas 78701.

ARTICLE VIII

The members of the Association shall be of one class and shall consist of all owners of record title to Lots (as that term is defined in the Restrictions). The Association shall have one class of members. When entitled to vote, each member shall be entitled to one (1) vote for each Lot owned by that member. If a Lot is owned by more than one (1) owner, the vote accruing to that Lot shall be cast by the person designated by all the owners of such Lot.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on this the 26th day of September, 1989.


Robert G. Converse

THE STATE OF TEXAS

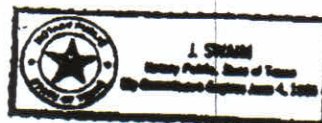
COUNTY OF TRAVIS

§
§
§

This instrument was acknowledged, verified and sworn before
me on the 29th day of September, 1939, by Robert G.
Converse.

J. Swain
Notary Public - State of Texas

43836



9/7/78

DR. U. 97, pg 225-228

9/7/78

DR 97 Pedernales River Ranch

PEDERNALES SUBDIVISION RESTRICTIONS

Subject to the following limitations and restrictions:

1. That each of the tracts in Pedernales River Ranch, 5 acres or smaller, shall be used only for the placement or construction of one single family residence thereon, including other appurtenant structures permitted under the terms hereof, with it being intended that no commercial use of any such tract shall be permitted unless approved by Pedernales Property Owner's Association.
2. That no garage, shack or temporary building shall be constructed on any tract as living quarters thereon, except that detached servant's quarters or a garage apartment without any floor space limitation may be constructed thereon provided it is built in conjunction with or after the main dwelling unit to which it is appurtenant is constructed.
3. Each main dwelling unit constructed on a tract must contain at least 800 sq. ft. of area, exclusive of porches, garages, and breezeways. Any modification of this must be approved by the Pedernales Property Owner's Association in writing.
4. That no trailer house or mobile home shall be placed or otherwise permitted in Pedernales River Ranch for use as living quarters, in connection with which, however, it is understood that one vacation type mobile home may be parked at or near a main dwelling unit on said lots provided it is not used as permanent quarters; and must be removed after 30 days in each year.
5. That the entire exterior of all main dwelling units constructed on tracts, together with the driveways, sidewalks and other exterior appurtenances thereto must be completed within one year after the commencement of work thereon of the placing of materials therefor on such property, whichever occurs the earliest; and,
6. Barns and sheds or other buildings, except house, garage and well cover shall be set at least 200 feet from the front property line, unless otherwise approved in writing by the Pedernales Property Owner's Association;
7. That no part or portion of said subdivision shall be used as a junkyard or as an area for the accumulation of scrap or used materials and that no part of said subdivision shall be used for any purpose that is obnoxious or offensive to the owners of other lots in said subdivision, nor shall anything be done in said subdivision that becomes an annoyance or nuisance to the owners of other lots in said subdivision; and,
8. No re-subdivision of any tract, 5 acres or smaller, into more than two (2) parcels will be permitted without the written approval of the Pedernales Property Owner's Association. Any parcel thus formed is subject to all restrictions and limitations as herein provided, and must be at least 1 acre in size.
9. On or before January 1, 1983, Grantor shall appoint a committee (to be known as the Pedernales Property Owner's Association) of five property owners to serve for a three (3) year period; after the expiration of this three (3) year period, the committee will consist of five (5) property owners elected by a majority of the owners of property in said subdivision and a new election shall be held each three (3) years thereafter. In the event an election is not held at the time specified, the then existing committee shall continue to serve until a new one is duly elected. Any vacancies will be filled by choice of the remaining committee members. Grantor shall serve in the capacity of Pedernales Property Owner's Association until five (5) property owners are appointed or until January 1, 1983, whichever occurs earliest. The Pedernales Property Owner's Association will serve as a restrictions committee to approve building plans and to administer the road and park maintenance program.
10. No dumping of household trash, or refuse will be permitted.
11. No sign of any kind will be displayed to public view on any property except one professional sign of not more than five square feet, for sale or rent.

12/20/97 -
could have
been done but
not recorded
but with POP -
active they are
legal grounds
to move them
still apply
Owner objects in
writing to seller
about restrictions
of 5-15 years
to POP.
Res John
D. Back
2/1/80