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FILED
In the Office of the
Secretary of State of Texas

JUN 10 1985

ARTICLES OF INCORPORATION
OF
SKYLINE RANCH PROPERTY OWNERS ASSOCIATION, INC. Clerk B
(A NON-PROFIT CORPORATION) Corporations Section

We, the undersigned natural persons of the age of 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 ONE

The name of the corporation is SKYLINE RANCH PROPERTY OWNERS ASSOCIATION, INC..

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The corporation is organized for the purpose or purposes of:

(a) providing for the care, upkeep, maintenance and repair of roadways and easements which provide access to lots and/or tracts of land which are a part of the SKYLINE RANCH ESTATES, as described in Vol. 3, Pages 223-227, of the Map and Plat Records of Hays County, Texas; (b) owning and/or operating, and providing for the care, upkeep, maintenance and repair of a water supply system furnishing water service to SKYLINE RANCH ESTATES; (c) transacting any or all lawful business for which corporations may be incorporated under the Texas Non-Profit Corporation Act;

(d) and for such other purposes as may from time to time be determined and established by vote of the members of said corporation.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in the "Amended Covenants and Restrictions of Skyline Ranch Estates Subdivision", (hereinafter called "the declaration"), recorded in the Official Public Records of Hays County, Texas;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written agreement of the association's members, in accordance with the voting provisions of the association's by-laws, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money

borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of any property owned by the association to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members.

(f) Have and exercise any and all powers, rights, and privileges that a corporation organized under the Texas Non-profit Corporation Act by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in the declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE FIVE

The association shall have only one (1) class of voting members.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is a part of SKYLINE RANCH ESTATES, as shown by plat recorded in Vol. 3, pages 223-227 of the Map and Plat Records of Hays County, Texas, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

ARTICLE SIX

The street address of the initial registered office of the corporation is 1650 Old McQueeney Rd., New Braunfels, Comal County, Texas 78130, and the name of its initial registered agent at such address is KENNETH D. RICE.

ARTICLE SEVEN

The number of directors constituting the initial board of directors of the corporation 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>
KENNETH D. RICE	1650 Old McQueeney Road New Braunfels, Texas 78130
JAMES H. FREDERICK	%Canyon Lake Professional Center P. O. box 1408 Canyon Lake, Texas 78130
JACK NORRIS	P. O. Box 2037 Canyon Lake, Texas 78130

ARTICLE EIGHT

The names and street addresses of each incorporator are:

<u>NAME</u>	<u>ADDRESS</u>
KENNETH D. RICE	1650 Old McQueeney Road New Braunfels, Texas 78130
LONNIE E. CHUNN	123 N. Seguin Avenue New Braunfels, Texas 78130
JOHN C. CHUNN	123 N. Seguin Avenue New Braunfels, Texas 78130

In witness whereof, we have hereunto set our hands this 6th
day of June, 1985.

Kenneth D. Rice
KENNETH D. RICE, Incorporator

Lonnie E. Chunn
LONNIE E. CHUNN, Incorporator

John C. Chunn
JOHN C. CHUNN, Incorporator

THE STATE OF TEXAS §

COUNTY OF COMAL §

I, the undersigned Notary Public, do hereby certify that on this the 6th day of June, 1985, personally appeared before me, KENNETH D. RICE, who, being by me first duly sworn, declared to me that he is the person who signed the foregoing document as an incorporator, and that the statements therein contained are true.

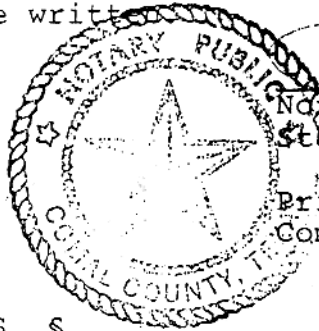
In witness whereof, I have hereunto set my hand and seal the day and year above written.

Pat Perry
Notary Public in and for
State of Texas
Printed Name: _____
Commission Expires: 5/26/86
PAT PERRY
Notary Public
State of Texas
My Commission Expires 5/26/86

THE STATE OF TEXAS §
COUNTY OF COMAL §

I, the undersigned Notary Public, do hereby certify that on this the 16th day of June, 1985, personally appeared before me, LONNIE E. CHUNN, who being by me first duly sworn, declared to me that he is the person who signed the foregoing document as an incorporator, 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.



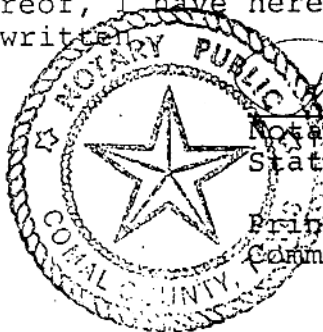
Pat Perry
Notary Public in and for
State of Texas

Printed Name: PAT PERRY
Commission Expires: 5/26/86
Notary Public State of Texas My Commission Expires

THE STATE OF TEXAS §
COUNTY OF COMAL §

I, the undersigned Notary Public, do hereby certify that on this the 16th day of June, 1985, personally appeared before me, JOHN C. CHUNN, who being by me first duly sworn, declared to me that he is the person who signed the foregoing document as an incorporator, 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.



Pat Perry
Notary Public in and for
State of Texas

Printed Name: PAT PERRY
Commission Expires: 5/26/86
Notary Public State of Texas My Commission Expires

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