

Non-Profit



# The State of Texas

## SECRETARY OF STATE

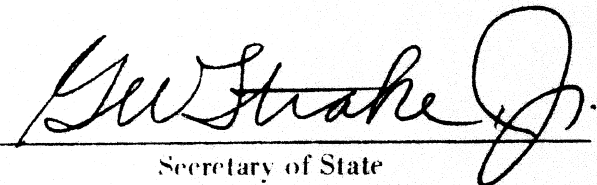
### CERTIFICATE OF INCORPORATION OF

CANYON LAKE VILLAGE WEST PROPERTY OWNERS ASSOCIATION  
CHARTER NO. 526624

The undersigned, as Secretary of State of the State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit 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 him by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Dated July 25, 19 80

  
Secretary of State

**JUL 25 1980**

ARTICLES OF INCORPORATION

**CLERK I G  
Corporation Division**

OF

CANYON LAKE VILLAGE WEST PROPERTY OWNERS ASSOCIATION

(a non-profit corporation)

We, the undersigned natural persons of the age of 21 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 and for such Corporation:

ARTICLE I.

The name of the Corporation is CANYON LAKE VILLAGE WEST PROPERTY OWNERS 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 collect membership fees, maintenance fee assessments and donations from members of the Corporation and property owners of lots in Canyon Lake Village West Subdivision (all units), and solicit donations from the general public in the Canyon Lake community and to use said monies to provide services or facilities for the general benefit of all members of the Corporation and the general public in the community. When appropriate, to acquire land and construct a building thereon, said building and land to be used by the Canyon Lake Volunteer Fire Department to house fire engines and ambulances, and to serve as a community meeting place, all for the benefit of the general public in the Canyon Lake community. To acquire, maintain and operate the swimming pool, clubhouse, tennis courts and other recreational facilities of Canyon Lake Village West Subdivision (all units) for the benefit of all property owners of lots in Canyon Lake Village West Subdivision (all units). To collect all maintenance fees due from said property owners for use in maintenance and operation of recreational facilities owned by the Corporation and in enforcement of property use and building restrictions in Canyon Lake Village West Subdivision (all units).

#### ARTICLE V.

The street address of the initial registered office of the Corporation is Route 5, Box 803-N, Canyon Lake, Texas 78130, and

the name of its initial registered agent at such address is  
MACK R. BALL.

ARTICLE VI.

The number of Directors constituting the initial Board of Directors of the Corporation is nine (9), and the names and addresses of the persons who are to serve as the initial Directors are:

R.F. Bowlin	Box 823X, Canyon Lake, Texas 78130
Vivian Bowlin	Box 823X, Canyon Lake, Texas 78130
Mrs. E. Grandathe	Box 858, Canyon Lake, Texas 78130
George R. Graviss	Rt. 5, Box 860M, Canyon Lake, Texas 78130
Mack R. Ball	Rt. 5, Box 803N, Canyon Lake, Texas 78130
Rulon W. McCaule	Rt. 5, Box 810X, Canyon Lake, Texas 78130
Amos L. Pemberton	Rt. 5, Box 865J, Canyon Lake, Texas 78130
Charles Neathery	Rt. 5, Box 866, Canyon Lake, Texas 78130
Richard H. Stebbins	Rt. 5, Box 854F, Canyon Lake, Texas 78130

ARTICLE VII.

The name and address of each incorporator is:

Mack R. Ball, Route 5, Box 803N, Canyon Lake, Texas 78130.  
George R. Graviss, Route 5, Box 860M, Canyon Lake, Texas 78130.  
Amos L. Pemberton, Route 5, Box 865J, Canyon Lake, Texas 78130.

ARTICLE VIII.


The members of the Corporation shall be the owners of record title or purchasers under contract of sale of residential lots in


Canyon Lake Village West Subdivision impressed with a maintenance fee lien to TOM J. SHERIDAN PROPERTIES, INC., who have paid all accrued maintenance fees and who elect to become members of the Corporation. Each of said lots 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.

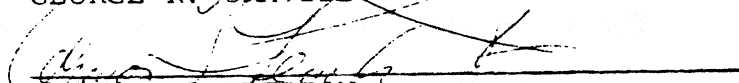
ARTICLE IX.

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 Board of Directors.

IN WITNESS WHEREOF we have hereto set our hands this 25th day of July, 1980.

  
MACK R. BALL

  
GEORGE R. GRAVISS

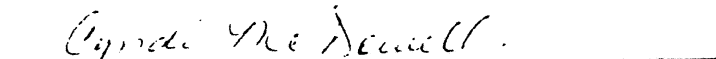
  
AMOS L. PEMBERTON

STATE OF TEXAS

COUNTY OF COMAL

I, Edwin K. Nolan, a Notary Public, do hereby certify that on this 25 day of July, 1980, personally appeared before me, MACK R. BALL, GEORGE R. GRAVISS and AMOS L. PEMBERTON, 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