

DOCUMENTS
FOR
TRAVIS RANCH



Office of the Secretary of State

CERTIFICATE OF INCORPORATION OF

Travis Ranch Property Owners Association, Inc.
Filing Number: 800437722

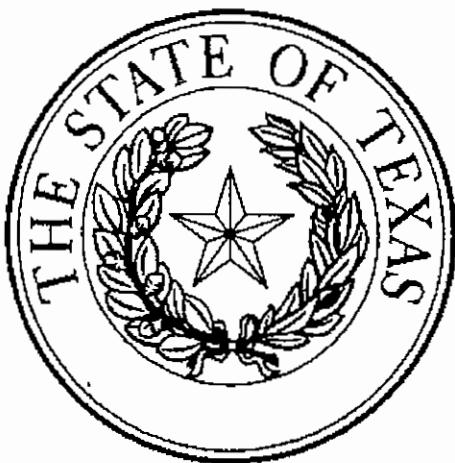
The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a 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: 01/10/2005

Effective: 01/10/2005



A handwritten signature in black ink, appearing to read "G. Connor".

Geoffrey S. Connor
Secretary of State



Office of the Secretary of State

January 10, 2005

Capitol Services Inc
P O Box 1831
Austin, TX 78767 USA

RE: Travis Ranch Property Owners Association, Inc.
File Number: 800437722

It has been our pleasure to file the articles of incorporation and issue the enclosed certificate of incorporation evidencing the existence of the newly created corporation.

Corporations organized under the Texas Non-Profit Corporation Act do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. If you need to contact the Comptroller about franchise taxes or exemption therefrom, you may contact the agency by calling (800) 252-1381, by e-mail to tax.help@cpa.state.tx.us or by writing P. O. Box 13528, Austin, TX 78711-3528. Telephone questions regarding other business taxes, including sales taxes, should be directed to (800) 252-5555. Information on exemption from federal taxes is available from the Internal Revenue Service.

Non-profit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in involuntary dissolution of the corporation. Additionally, a non-profit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its articles of incorporation.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Statutory Filings Division
(512) 463-5555
Enclosure

FILED
In the Office of the
Secretary of State of Texas
JAN 10 2005

ARTICLES OF INCORPORATION

OF

Corporations Section

TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, a natural person of the age of eighteen (18) years or more, acting as an incorporator of a corporation under the Texas Non-Profit Corporation Act (the "Act"), does hereby adopt the following Articles of Incorporation for such corporation (hereinafter referred to as the "Corporation").

ARTICLE ONE

The name of the Corporation is the Travis Ranch Property Owners Association, Inc.

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The Corporation shall have a perpetual duration.

ARTICLE FOUR

The purposes for which the Corporation is formed are to maintain and administer certain portions of real property and improvements known as Travis Ranch, a phased residential development in Kaufman County, Texas (the "Property") and more particularly described in that certain Declaration of Covenants, Conditions, and Restrictions for Travis Ranch (the "Declaration") filed or to be filed of record in the Real Property Records of Kaufman County, Texas, and to promote the health, safety, and welfare of the residents within the Property and for this purpose to (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration and Bylaws of the Corporation; and (b) have and to exercise any and all powers, rights and privileges which a corporation organized under the Act by law may now or hereafter have or exercise.

ARTICLE FIVE

The street address of the Corporation's initial registered office is 16660 North Dallas Parkway, Suite 2900, Dallas, Texas 75248, and the name of the initial registered agent at such address is James.R. Feagin.

ARTICLE SIX

The number of directors constituting the initial Board of Directors of the Corporation is five (5) and the names and mailing addresses of such persons who are to serve as directors until their successors are elected and qualified are:

James R. Feagin
16660 N. Dallas Parkway
Suite 2900
Dallas, Texas 75248

Jack Tate
16660 N. Dallas Parkway
Suite 2900
Dallas, Texas 75248

Bruce Browne
16660 N. Dallas Parkway
Suite 2900
Dallas, Texas 75248

Reid Wilson
16660 N. Dallas Parkway
Suite 2900
Dallas, Texas 75248

Ryan Burkhardt
16660 N. Dallas Parkway
Suite 2900
Dallas, Texas 75248

Hereafter, the number of directors shall be determined in accordance with the Bylaws of the Corporation.

ARTICLE SEVEN

The name and mailing address of the incorporator is James R. Feagin, 16660 North Dallas Parkway, Suite 2900, Dallas, Texas 75248.

ARTICLE EIGHT

Upon dissolution of the Corporation, after all liabilities and obligations of the Corporation have been paid, satisfied and discharged, all remaining assets owned or held by the Corporation shall be distributed only for tax exempt purposes to one or more organizations which are exempt under Section 501(c)(3) of the Internal Revenue Code, or its successor statute, as determined by the Board of Directors. No part of the income of the Corporation shall be distributable to its members, directors or officers.

ARTICLE NINE

A director of the Corporation shall not be liable to the Corporation or its members for monetary damages for any act or omission in the director's capacity as a director, except that this Article Nine does not authorize the elimination or limitation of the liability of a director to the extent the director is found liable for:

- (a) a breach of the director's duty of loyalty to the Corporation or its Members;
- (b) an act or omission not in good faith that constitutes a breach of duty of the director to the Corporation or an act or omission that involves intentional misconduct or a knowing violation of the law;
- (c) a transaction from which the director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the director's office; or
- (d) an act or omission for which the liability of a director is expressly provided by an applicable statute.

The foregoing elimination of liability to the Corporation shall not be deemed exclusive of any other rights, limitations of liability or indemnity to which a director may be entitled under any other provision of these Articles of Incorporation, the Bylaws of the Corporation, a contract or agreement, vote of directors, principle of law or otherwise. Any repeal or modification of this Article shall be prospective only, and shall not adversely affect any limitation of the personal liability of a director of the Corporation existing at the time of the repeal or modification. In addition to the circumstances in which a director of the Corporation is not liable as set forth in the foregoing provisions of this Article Nine, a director shall not be liable to the full extent permitted by any amendment to the Texas Miscellaneous Corporation Laws Act or the Act hereinafter enacted that further limits the liability of a director.

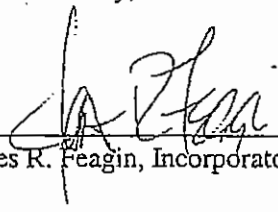
ARTICLE TEN

The Corporation shall indemnify a person who was, is, or is threatened to be made a named defendant or respondent in litigation or other proceeding because the person is or was a director, officer, or other person related to the Corporation to the fullest extent permitted by applicable law.

ARTICLE ELEVEN

Any action required by the Act to be taken at a meeting of the members or directors of the Corporation or any action that may be taken at a meeting of the members or directors or of any committee may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by a sufficient number of members, directors, or committee members as would be necessary to take that action at a meeting at which all of the members, directors, or members of the committee were present and voted.

IN WITNESS THEREOF, I, the undersigned incorporator of this Corporation have executed these Articles of Incorporation on this 10th day of January, 2005.



James R. Feagin, Incorporator

ASSUMED BUSINESS NAME CERTIFICATE
(Dallas County, Texas)

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

In accordance with the provisions of the Texas Assumed Business or Professional Name Act, Chapter 36, Title 4, Texas Business and Commerce Code, the undersigned Non-Profit Corporation, for the purpose of doing business in this State under an assumed business name, files this certificate and certifies that:

1. The assumed name under which the business or professional service is or is to be conducted or rendered is Travis Ranch Homeowner Association.
2. The true and correct legal name of the Non-Profit Corporation as stated in its Articles of Incorporation is Travis Ranch Property Owners Association, Inc.
3. Said Non-Profit Corporation is incorporated under the laws of the State of Texas and its registered office in the State of Texas is 16660 North Dallas Parkway, Suite 2900, Dallas, Texas 75248.
4. Such assumed business name will be used for a period of ten (10) years.
5. The business is a non-profit corporation.
6. The address of the registered office of the Non-Profit Corporation in the State of Texas is 16660 North Dallas Parkway, Suite 2900, Dallas, Texas 75248, and the name of its registered agent at such address is James R. Feagin. The address of the principal office is 16660 North Dallas Parkway, Suite 2900, Dallas, Texas 75248.
7. The county or counties in Texas where business or professional services are being or are to be conducted or rendered under such assumed name are: "all".

EXECUTED this 12th day of January 2005.

TRAVIS RANCH PROPERTY OWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation

By: [Signature]
James R. Feagin, President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 12th day of January 2005, by James R. Feagin, President of Travis Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



My Commission Expires:

10-24-05

[Signature]
Notary Public, State of Texas

Bruce D. Browne
Printed Name of Notary Public

ASSUMED BUSINESS NAME CERTIFICATE
(Kaufman County, Texas)

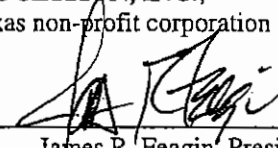
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EXECUTED this 13th day of January 2005.

**TRAVIS RANCH PROPERTY OWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: 
James R. Feagin, President

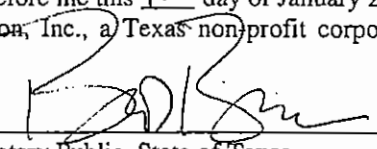
THE STATE OF TEXAS §
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COUNTY OF DALLAS §

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My Commission Expires:

10-24-05


Notary Public, State of Texas

Bruce D. Browne
Printed Name of Notary Public

ASSUMED BUSINESS NAME CERTIFICATE
(Secretary of State of Texas)

THE STATE OF TEXAS

§

COUNTY OF DALLAS

§

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ASSOCIATION, INC.,**
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By: _____

James R. Feagin, President

THE STATE OF TEXAS

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COUNTY OF DALLAS

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Notary Public, State of Texas

BRUCE D. BROWNE
Printed Name of Notary Public