

Non-Profit



# The State of Texas

**SECRETARY OF STATE**

**CERTIFICATE OF INCORPORATION  
OF**

LAGO VISTA PROPERTY OWNERS' ASSOCIATION, INC.

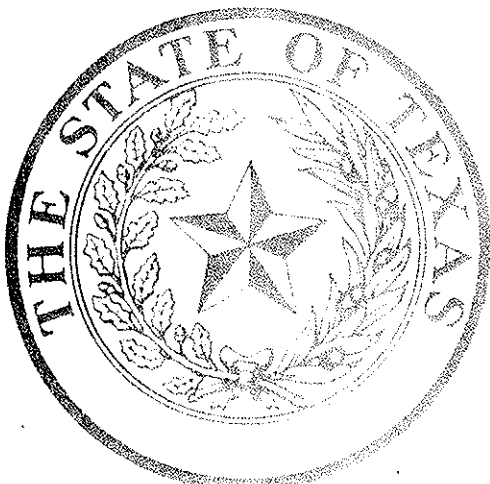
The undersigned, as Secretary of State of the State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

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 MARCH 24 1980.

  
Secretary of State

1a



ARTICLES OF INCORPORATION

MAR 24 1980

OF

LAGO VISTA PROPERTY OWNERS' ASSOCIATION, INC.

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two (2) 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 I

The name of the Corporation is Lago Vista Property Owners' Association, Inc., hereafter called "the Association".

ARTICLE II

NON-PROFIT CORPORATION

The Association is a non-profit corporation.

ARTICLE III

DURATION

The period of its duration is perpetual.

ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 10 Dawn Drive, Lago Vista, Texas 78641, and the name of its initial registered agent at such address is Walter L. Reed.

ARTICLE V

PURPOSES AND POWERS OF THE ASSOCIATION

The purpose or purposes for which the corporation is organized are:

To promote and develop the common good and social welfare of the people of the community and its environs to be developed on all or a portion of the tracts of land presently subject to or to become subject to the Declarations of Reservations filed in the Deed Records of Travis County, Texas, as follows:

	<u>Subdivision</u>	<u>Volume</u>	<u>Page</u>
1.	Lago Vista Section One	1886	204
2.	Lago Vista Section Two	2177	247
3.	Lago Vista Section Three, Phase One	3076	1126
4.	Lago Vista Section Three, Phases Two, Three, & Four	3195	88
5.	Lago Vista Estates Sections Four, Five, Six, Seven, and Ten	3942	1545
6.	Lago Vista Estates Section Nine	4026	1228
7.	Lago Vista Estates Section Thirteen	1886	204
8.	Lago Vista Civic Center Addition	3941	753
9.	Lago Vista Travis Plaza	3839	2031
10.	Lago Vista Country Club Estates Section One	3475	2233
11.	Lago Vista Country Club Estates Section Two	3478	1434
12.	Lago Vista Country Club Estates Section Three	3515	1238
13.	Lago Vista Country Club Estates Section Four	3613	1836
14.	Country Club Estates Section Five	3766 3914	1794 1645
15.	Country Club Estates Section Six	3767 3914	1801 1645
16.	Country Club Estates Section Seven	3767 3914	1807 1645
17.	Country Club Estates Section Eight	3788 3914	100 1645
18.	Country Club Estates Section Nine	3788 3914	94 1645
19.	Lago Vista Country Club Estates Section Ten	3832 3914	379 1645
20.	Lago Vista Country Club Estates Section Eleven	3788 3914	88 1645
21.	Lago Vista Country Club Estates Section Twelve	3613	1836
22.	Highland Lake Estates Sections Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve Amended, Thirteen, Fourteen, Fifteen,		

	<u>Subdivision</u>	<u>Volume</u>	<u>Page</u>
	Sixteen, Seventeen, Eighteen, Twenty, Twenty-One, Twenty-Two, Twenty-Three, Twenty-Six Amended, Thirty, Thirty-One, Thirty-Two	3987	2140
23.	Highland Lake Estates Sections Twenty-Eight, Twenty-Nine, Thirty-Three	6091	963
24.	Amendment to Highland Lake Estates Section Twenty-Eight	6366	1304
25.	Supplement to Highland Lake Estates Section Twenty-Eight	6367	2186
26.	Second Amendment to Highland Lake Estates Section Twenty-Eight	6578	1052
27.	Second Supplement to Highland Lake Estates Section Twenty-Eight	6580	2221
28.	Bar-K Ranches Plats One, Two, Three, Four, Six, Seven Amended, Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Sixteen, Seventeen	4171	1272
29.	Emerald Bend Section One	3544	1421
30.	The Oaks at Highland Lake Estates - Phase One	6659	202

and any other agreement of covenants, supplements, amendments, conditions and restrictions supporting or benefitting the Association, together with any additional land, which may hereafter be subject to such agreement of covenants, conditions, and restrictions supporting or benefitting the Association, and adopted by the Board of Directors of the Association, shall be considered as such community (all of such property is hereinafter referred to as the "Properties") and the proper object of the powers and purposes of the Association.

Without limiting the foregoing general statement of purposes, the Association shall have the following specific purposes:

(1) To aid, promote, and provide for the establishment, advancement, and perpetuation of any and all streets, parks, services, and facilities permitted by law for the Properties

which tend to promote the general welfare of the inhabitants with regard to health, safety, education, culture, recreation, comfort, or convenience to the extent and in the manner deemed desirable by the Board of Directors.

(2) To update and maintain or provide for the operation and maintenance of any Properties which may be from time to time designated or conveyed to the Association for the general welfare of the inhabitants with regard to health, safety, education, culture, recreation, comfort, and convenience.

(3) To enforce all covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, easements, and liens established for the support and/or benefit of the Association, or which it may be legally entitled to enforce, and to disburse and use the proceeds of any such charges and to use and disburse any funds which may come into the hands of the Association in a lawful manner determined by the Board of Directors.

(4) To do any and all lawful things and acts that the Association may from time to time, in its discretion, deem to be for the benefit of the Properties and the inhabitants thereof or advisable, proper, or convenient for the promotion of the interest of said inhabitants with regard to health, safety, education, culture, recreation, comfort, or convenience of such community, and to have and to exercise any and all powers, rights, and privileges, which a corporation organized under the Non-Profit Corporation Law of the State of Texas by law may now or hereafter have or exercise.

#### ARTICLE VI

##### POST OFFICE ADDRESS

The post office address of the Association shall be 10 Dawn Drive, Lago Vista, Texas 78641.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors is five. The names and addresses of the persons who are to serve as the initial Board of Directors are:

F. W. Savage  
Post Office Box 4155  
Lago Vista, Texas 78641

Ray Wells  
Post Office Box 924  
Lago Vista, Texas 78641

James H. Moore  
Post Office Box 944  
Lago Vista, Texas 78641

C. D. Weeter  
Post Office Box 4157  
Lago Vista, Texas 78641

Harry L. Thrush  
Post Office Box 746  
Lago Vista, Texas 78641

ARTICLE VIII

INCORPORATORS

The names and addresses of the incorporators:

Walter L. Reed  
9206 Quail Hill Circle  
Austin, Texas 78758


Ray Wells  
Post Office Box 924  
Lago Vista, Texas 78641

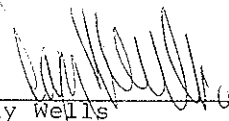
C. D. Weeter  
Post Office Box 4157  
Lago Vista, Texas 78641


ARTICLE IX

Except as otherwise may be provided in the By-Laws, the Board of Directors of the Association is expressly authorized to alter, amend, or repeal the By-Laws, or to adopt new By-Laws for the Association without any action on the part of the members.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Texas, we the undersigned, constituting the incorporators of this corporation, have executed these Articles of Incorporation this 24th day of March, 1980.

  
\_\_\_\_\_  
Walter L. Reed

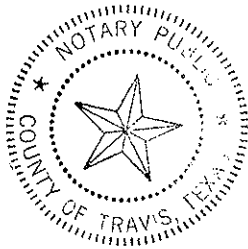
  
\_\_\_\_\_  
Ray Wells

  
\_\_\_\_\_  
C. D. Weeter

STATE OF TEXAS        )  
                              :  
COUNTY OF TRAVIS    )

I, the undersigned Notary Public, do hereby certify that on this 24th day of March, 1980, personally appeared before me Walter L. Reed, Ray Wells, and C. D. Weeter, who each being by me first duly sworn, severally declared that they are the person who signed the foregoing document as incorporators, and that the statements therein contained are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office.



Janice M. Strade  
Notary Public

JANICE M. STRADE  
Notary Public, Travis County, Texas  
My Commission Expires March 31, 1981