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FILED  
In the Office of the  
Secretary of State of Texas

OCT 11 2000

**ARTICLES OF INCORPORATION OF  
COTTON CROSSING OWNERS ASSOCIATION, INC**

**Corporations Section**

We the undersigned natural persons of the age of eighteen (18) years or more and 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 COTTON CROSSING OWNERS ASSOCIATION INC hereinafter sometimes called the Corporation or the Association

**ARTICLE II**

The Corporation is a non profit corporation

**ARTICLE III**

The period of its duration is perpetual

**ARTICLE IV**

The purpose or purposes for which the Corporation is organized are

- 1 to acquire operate manage maintain and administer the Common Area of Cotton Crossing Subdivision and all subsequent phases and additions (collectively the Subdivision ) as defined in the Master Declaration of Covenants Conditions and Restrictions for the Subdivision recorded as Document #200006027066 of the Official Public Records of Real Property of Comal County Texas and as such Declaration may be amended from time to time (the Declaration )
- 2 to enter into and perform any contract and to exercise all powers which may be necessary or convenient to the acquisition operation management maintenance and administration of the Common Area of the Subdivision in accordance with the Declaration and the Bylaws of the Corporation (the Bylaws )
- 3 to promote the health safety and welfare of the residents within the Subdivision
- 4 to exercise the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration as amended from time to time

- 5 to enforce applicable provisions of the Declaration the Bylaws any rules and regulations of the Corporation and any other instrument for the management and control of the Subdivision including without limitation the power
- (a) to fix levy collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration
  - (b) to contract for and pay all expenses incurred in connection with the maintenance gardening utilities materials supplies and services relating to the Common Area of the Subdivision
  - (c) to employ personnel reasonably necessary for administration and control of the Common Area including lawyers and accountants where appropriate and
  - (d) to pay all office and other expenses incident to the conduct of the business of the Corporation including all licenses taxes and special assessments which are or would become a lien on any portion of the Common Area
- 6 to have and to exercise any and all powers rights and privileges including delegation of powers as permitted by law which the Corporation under the Texas Non Profit Corporation Act may now or hereafter have or exercise including without limitation the power
- (a) to acquire (by purchase grant or otherwise) annex and merge own hold improve build upon operate maintain convey sell lease transfer dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation
  - (b) to borrow money mortgage or pledge any or all of its real or personal property as security for money borrowed or debts incurred in connection with the Declaration limitations and
  - (c) to act in the capacity of principal agent joint venturer partner or otherwise

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers and the purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause but shall be broadly construed as independent purposes and powers

## ARTICLE V

The street address of the initial registered office of the Corporation is 58 E Guadacoma New Braunfels Texas 78130 and the name of its initial registered agent at such address is JERRY FORD

## ARTICLE VI

The number of directors constituting the initial Board of Directors is three (3) and the names and addresses of the persons who are to serve as the initial directors are

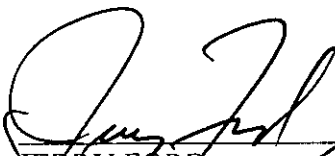
<u>NAME</u>	<u>ADDRESS</u>
JERRY FORD	58 E Guadacoma New Braunfels Texas 78130
NANCY FORD	58 E Guadacoma New Braunfels Texas 78130
JIM BASTONI	6929 Camp Bullis Road San Antonio Texas 78256

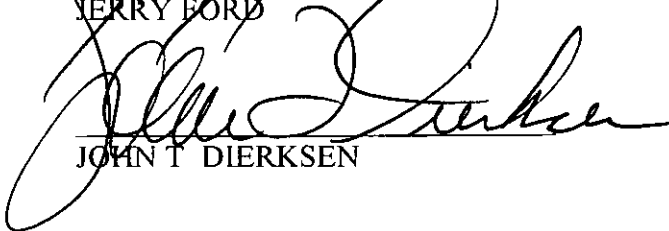
## ARTICLE VII

The name and street address of each incorporator is

<u>NAME</u>	<u>ADDRESS</u>
JERRY FORD	58 E Guadacoma New Braunfels Texas 78130
JOHN T DIERKSEN	401 Main Plaza Suite 200 New Braunfels Texas 78130

IN WITNESS WHEREOF we have hereunto set our hands this 10th day of October 2000

  
JERRY FORD

  
JOHN T DIERKSEN

THE STATE OF TEXAS     §

COUNTY OF COMAL       §

BEFORE ME the undersigned authority on this day personally appeared JERRY FORD known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn declared that the statements herein contained are true and correct

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10<sup>th</sup> day of October 2000



*Julie Erben*  
\_\_\_\_\_  
Notary Public State of Texas

THE STATE OF TEXAS     §

COUNTY OF COMAL       §

BEFORE ME the undersigned authority on this day personally appeared JOHN T DIERKSEN known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn declared that the statements herein contained are true and correct

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10<sup>th</sup> day of October 2000



*Julie Erben*  
\_\_\_\_\_  
Notary Public State of Texas

I appeared in the Law Office of

REAGAN BURRUS DIERKSEN  
LAMON & BLUNIZER PLLC  
401 Main Plaza Suite 200  
New Braunfels Texas 78130