

2010-1771-487

ARTICLES OF INCORPORATION

OF

PONDEROSA AND SHADY RIDGE PROPERTY OWNERS ASSOCIATION

FILED  
in the Office of the  
Secretary of State of Texas

MAR 07 1988

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ARTICLE ONE

Corporations Section

The name of the corporation is Ponderosa and Shady Ridge Property Owners Association.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the Corporation is organized is to provide for the maintenance and preservation of the property subject to the recorded restrictions applicable to Ponderosa Ridge Subdivision, Shady Ridge Subdivision, and that certain 17.89 acre unnamed subdivision, all existing subdivisions in Polk County, Texas, to promote the health, safety and welfare of the residents within the above described property, and

(1) Exercise all of the powers and privileges and to perform all of the duties and obligations of the association as set forth in those certain statements of restrictions applicable to the property or subdivision named above, and recorded in the Deed Records of Polk County, Texas, and as the same may be amended from time to time as therein provided, said restrictions being incorporated herein as if

set forth at length

(2) Fix, levy, collect and enforce payment by any lawful means, all charges and assessments pursuant to the terms of such restrictions and any maintenance fund agreements; to 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 against the property of the Association; and

(3) Have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Texas may by law now or hereinafter have or exercise; provided that none of the objects or purposes herein set out shall be construed to authorize the corporation to do any act in violation of the said Non-Profit Corporation Act or any other laws of the State of Texas or United States.

#### ARTICLE FIVE

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, Directors, Officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or

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otherwise attempt to influence Legislation and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry any other activities not permitted to be carried on (a) by an organization exempt from Federal Income Tax under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law) or (b) by an organization, contributions to which are deductible under Section 170 of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law).

#### ARTICLE SIX

Upon dissolution of the corporation, the Board of Directors shall after paying or making provision for payment of all liabilities of the corporation, dispose of all assets of the corporation exclusively for the purposes of the corporation in such manner so as not to jeopardize the corporation's tax exempt status under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

#### ARTICLE SEVEN

The address of the initial registered office of the corporation is P. O. Box 1781, Onalaska, Texas, 77360, and

the name of its registered agent at such address is Ronald Calvin.

ARTICLE EIGHT

The number of directors constituting the initial board of directors is three (3) and their names and address are:

1. Ronald Calvin, Lot 12, Section 4, Ponderosa Ridge Subdivision, Onalaska, Texas, 77360.
2. Salvatore Campagna, Lot 16, Shady Ridge Subdivision, Onalaska, Texas, 77360.
3. Charles Wells, 2026 S. Houston, Livingston, Texas, 77351.

ARTICLE NINE

The names and street addresses of each incorporator is:

1. Ronald Calvin, Lot 12, Section 4, Ponderosa Ridge Subdivision, Onalaska, Texas, 77360.
2. Salvatore Campagna, Lot 16, Shady Ridge Subdivision, Onalaska, Texas, 77360.
3. Charles Wells, 2026 S. Houston, Livingston, Texas, 77351.

Ronald Calvin  
RONALD CALVIN

Salvatore Campagna  
SALVATORE CAMPAGNA

Charles Wells  
CHARLES WELLS

STATE OF TEXAS \*

COUNTY OF POLK \*

BEFORE ME, a Notary Public, on this day personally appeared RONALD CALVIN, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements contained therein are true and correct.

GIVEN UNDER MY HAND AND SEAL of office this 23 day of February, 1988.

Shirley Mead  
Notary Public, State of Texas  
My Commission Expires 02-28-92  
Printed Name of Notary:  
Shirley Mead

STATE OF TEXAS \*

COUNTY OF POLK \*

BEFORE ME, a notary public, on this day personally appeared SALVATORE CAMPAGNA, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements contained therein are true and correct.

GIVEN UNDER MY HAND AND SEAL of office this 27 day of February, 1988.

Barbara M. Morton  
Notary Public, State of Texas  
My Commission Expires 1-06-90  
Printed Name of Notary:  
BARBARA MORTON

STATE OF TEXAS \*

COUNTY OF POLK \*

BEFORE ME, a notary public, on this day personally appeared CHARLES WELLS, known to me to be the person whose name is subscribed to the foregoing document and, being first duly sworn, severally declared that the statements contained therein are true and correct.

GIVEN UNDER MY HAND AND SEAL of office this 22 day of February, 1988.

Shirley Mead  
Notary Public, State of Texas  
My Commission Expires 10/2/89  
Printed Name of Notary:  
Shirley Mead



The State of Texas  
Secretary of State

CERTIFICATE OF INCORPORATION  
OF

PONDEROSA AND SHADY RIDGE PROPERTY OWNERS ASSOCIATION  
CHARTER NUMBER 01070005

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 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 THE SECRETARY BY LAW, HEREBY ISSUES  
THIS CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE  
ARTICLES OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE THE  
USE OF A CORPORATE 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 MAR. 7, 1988



*Carl M. Rains*  
Secretary of State