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# ARTICLES OF INCORPORATION OF THE DESCRIPTION OF THE PROPERTY OWNERS! A

RIVER BEND ESTATES PROPERTY OWNERS' ASSOCIATION Section

(A Non-Profit Corporation)

The undersigned, all of who are citizens of the United States, desiring to form a corporation, not for profit, under the State of Texas, do hereby certify:

#### ARTICLE I

## NAME

The name of the corporation will be River Bend Estates Property Owners' Association.

#### ARTICLE II

## PLACE

The place where the registered office of the corporation is to be located is 101 S. First, Bangs, Brown County, Texas, and the Registered Agent of Service is Charles E. McDonald, at that address.

#### ARTICLE III

#### NATURE

The period of its duration is perpetual.

#### ARTICLE IV

#### **OBJECTIVES**

The purpose or purposes for which the corporation is as follows:

- 1. To provide corporate type guidance and leadership to all members of The Association.
- 2. To assume responsibility of providing for the common interests of Association members.
- 3. To foster and prepetuate better understanding, communication and support between members of The Association.

- 4. As indicated in By-Law 5.01: "The developer will establish a non-profit corporation under the Texas Nonprofit Corporation Act to be known as the River Bend estates Property Owners Association. Among the purpose for which the corporation shall be established are to promote the civic interests of persons owning or occupying lots in the Subdivision, to promote the safety and health of such persons, security protection for such persons, and to promote the cleanliness, beautification and protection of the property in the Subdivision.
- 5. Doing of any and all things necessary or incident to the accomplishment of such purposes.

#### ARTICLE V

#### **MEMBERSHIP**

The Membership of the association shall be limited to those persons owning lots in River Bend Estates Subdivision, Bandera County, Texas, according to the plat thereof recorded in the County Clerk's office of said County.

#### ARTICLE VI

# BOARD OF DIRECTORS

In the election of Directors, each lot shall have one vote. The owners of the lot or lots shall cast the number of votes as he, she or it, own lots. The following persons shall serve as the initial Board of Directors and shall serve until their successors are elected and qualified:

Shirley A. Day 2401 Good Shepherd Brownwood, Texas 76801

DiAnn Morgan 2401 Good Shepherd Brownwood, Texas 76801

Rance A. Day 2401 Good Shepherd Brownwood, Texas 76801

but at the first election five (5) directos will be elected, three (3) for two (2) years and two (2) for one (1) year. Thereafter, either three (3) or two (2) Directors will be elected

## ARTICLE VII

# DISSOLUTION

If for any reason the corporation shall be abandoned, discontinued, or cease to exist as a legal entity and its charter shall expire or be terminated, the title to all its property both real and personal shall be vested and be the property of Bandera County, Texas, or to an organization qualified under SS 501(c) (3) of the Internal Revenue Code of the United States as designated by a majority vote of the membership.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 3/ day of January, 1999.

arles E. McDonald, Incorporator

101 S. 1st

Bangs, Texas 76823

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