

ARTICLES OF INCORPORATION
OF
RIVER MOUNTAIN RANCH -- WIMBERLEY
PROPERTY OWNERS ASSOCIATION

In compliance with the requirements of Art. 1396 V.A.T.S., the undersigned, all of whom are owners of lots in **RIVER MOUNTAIN RANCH -- WIMBERLEY PROPERTY OWNERS ASSOCIATION**, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

I.

The name of the corporation is **RIVER MOUNTAIN RANCH -- WIMBERLEY PROPERTY OWNERS ASSOCIATION**, hereinafter called the "Association". The Corporation is a non-profit corporation. The period of its duration is perpetual.

II.

PRINCIPAL OFFICE

The street address of the initial registered office of the Association is 3333 Upper Turtle Creek Road, Kerrville, Texas 78028, P.O. Box 182, Wimberley, Texas 78676.

III.

REGISTERED AGENT

Robert W. Mayo whose address is 3333 Upper Turtle Creek Road, Kerrville, Texas 78028, P.O. Box 182, Wimberley, Texas 78676, is hereby appointed the initial registered agent of this Association.

IV.

PURPOSE AND POWERS OF ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

All of the certain property described as River Mountain Ranch, Section One (1), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 29-32, and amended in Volume 7, Page 91, Hays County Official Public Records, Hays County, Texas.

All of the certain property described as River Mountain Ranch, Section Two (2), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 53-55, Hays County Official Public Records, Hays County, Texas.

All of the certain property described as River Mountain Ranch, Section Three (3), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 139, Hays County Official Public Records, Hays County, Texas.

All of the certain property described as River Mountain Ranch, Section Four (4), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 217, Hays County Official Public Records, Hays County, Texas.

All of the certain property described as River Mountain Ranch, Section Five (5), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 7, Page 221, Hays County Official Public Records, Hays County, Texas.

All of the certain property described as River Mountain Ranch, Section Six (6), a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 8, Page 207, Hays County Official Public Records, Hays County, Texas.

and to promote the health, safety and welfare of the residents within the above-described subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for the purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of Association as set forth in the Restrictions and Bylaws;

(b) Fix, levy, collect and enforce payment of all assessments pursuant to the terms of the Bylaws; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of Association, including all licenses, taxes or governmental charges levied or imposed against the property of Association;

(c) Acquire (by gift, purchase or otherwise), 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 Association;

(d) Borrow money, mortgage, pledge, execute a deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) 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.

V.

MEMBERSHIP

The membership of the Association shall be limited to the owner of any lot in **RIVER MOUNTAIN RANCH -- WIMBERLEY PROPERTY OWNERS ASSOCIATION**. Only qualified members in good standing as set forth in the Bylaws shall be entitled to vote or participate in the affairs of the Association.

VI.

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board consisting of six (6) Directors, who must be members of the Association. The number of directors may be increased to seven (7) by amendment of the Bylaws of the Association. The names and address of the persons who are to act in the capacity of directors until the selection of their successors are:

	<u>Name</u>	<u>Address</u>
1)	Robert W. Mayo	3333 Upper Turtle Creek Road Kerrville, Texas 78028
2)	S.G. Pappas	201 Loneman Overlook Wimberley, Texas 78676
3)	Don Galloway	301 Mountain View P.O. Box 2515 Wimberley, Texas 78676
4)	Edward B. Covington, III	36 Saddle Rock Ridge Wimberley, Texas 78676
5)	Flemming Jorgensen	560 Bluff View P.O. Box 2582 Wimberley, Texas 78676
6)	Clifford Spencer	650 Water Park Road Wimberley, Texas 78676

VII.

DISSOLUTION

Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

VIII.
DURATION

This corporation shall exist perpetually.

IX.
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five (75%) percent of the entire membership.

X.

The name and street addresses of the incorporators of this Association are:

- 1) Robert W. Mayo 3333 Upper Turtle Creek Road
Kerrville, Texas 78028

- 2) Flemming Jorgensen 560 Bluff View
P.O. Box 2582
Wimberley, Texas 78676

- 3) Edward B. Covington, III 36 Saddle Rock Ridge
Wimberley, Texas 78676

In witness whereof, for the purpose of forming this corporation under the laws of the State of Texas, I, the undersigned Incorporator has executed these Articles of Incorporation this 29th day of September, 1999.

Robert W. Mayo
Robert W. Mayo

Flemming Jorgensen
Flemming Jorgensen

Edward B. Corrington III

THE STATE OF TEXAS

COUNTY OF HAYS

I, Angela Spencer, a Notary Public, do hereby certify that on the 4th day of ~~September~~ OCTOBER, 1999, personally appeared before me Robert W. Mayo, who being by me duly sworn, declared that he is the person who signed the foregoing document as the Incorporator, and that the statements therein contained are true.



Angela Spencer
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS

COUNTY OF HAYS

I, Elizabeth Craver, a Notary Public, do hereby certify that on the 29th day of September, 1999, personally appeared before me Flemming Jorgensen, who being by me duly sworn, declared that he is the person who signed the foregoing document as the Incorporator, and that the statements therein contained are true.

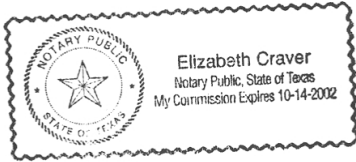


Elizabeth Craver
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS

COUNTY OF HAYS

I, Elizabeth Craver, a Notary Public, do hereby certify that on the 4th day of ~~September~~^{October}, 1999, personally appeared before me Edward B Covington III, who being by me duly sworn, declared that he is the person who signed the foregoing document as the Incorporator, and that the statements therein contained are true.



Elizabeth Craver
NOTARY PUBLIC, State of Texas