

2 April 1974



The State of Texas
Secretary of State

CERTIFICATE OF FILING
OF
ARTICLES OF INCORPORATION
FOR

BRAUN STATION WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
CHARTER NO. 341091

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT DUPLICATE ORIGINALS OF THE ATTACHED FOR THE
ABOVE, 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 HIM BY LAW, HEREBY ISSUES THIS
CERTIFICATE AND ATTACHES HERETO THE DUPLICATE ORIGINAL.

DATED APR. 11, 1974



Mark H. White Jr.
Secretary of State

ARTICLES OF INCORPORATION OF THE
BRAUN STATION WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, at least two 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 of such corporation:

ARTICLE I

The name of the corporation is Braun Station West Community Improvement Association, Inc., hereinafter referred to as 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: To provide for maintenance, preservation and architectural control of the residential lots and Common Area within Braun Station West, Unit 1, a tract of land out of the Jose Almeda Survey No. 81, County Block 4017, according to the map or plat thereof recorded in Volume 133, Pages 456 to 459, Map Records of Bexar County, Texas, and Braun Station West, Unit 1, according to the map or plat thereof recorded in Volume 7200, Pages 171 thru 173, Map Records of Bexar County, Texas, or any other areas created by the dedication of additional property to the subdivision by the developer and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise the powers and privileges and to perform all of the duties and obligations as set forth in those restrictions

applicable to the property and recorded in Volume 7307,
Pages 325 thru 333, County Clerk No. 439216, Deed Records,
Bexar County, Texas;

(b) fix, levy, collect and enforce payment by and lawful means all charges or assessments pursuant to the terms of the restrictions, 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;

(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 the Association;

(d) borrow money and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred;

(e) dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication nor transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members authorizing the Directors to act in behalf of the members for the purpose of accomplishing such dedication, sale, or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) 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 to exercise.

ARTICLE V

The street address of the initial registered office of the corporation is 1929 Allen Parkway, Houston, Texas, and the name of its initial registered agent at such address is R. H. Basden.

ARTICLE VI

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record as to assessment of the Association including contract seller shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Memberships shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

ARTICLE VII

The name and street address of each incorporator is:

| <u>Name</u> | <u>Address</u> |
|---------------|--|
| R. H. Basden | 1929 Allen Parkway Houston, Texas 77019 |
| B. F. Perdue | 1929 Allen Parkway Houston, Texas 77019 |
| John T. Bills | 1929 Allen Parkway Houston, Texas 77019 |

ARTICLE VIII

The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners with the exception of the declarant, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B members shall be the declarant, and shall be entitled to three votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events whichever occurs earlier:

(a) When the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership including duly annexed areas, or,

(b) On the 1st day of January, 1980.

ARTICLE IX

The affairs of this Association shall be managed by a board of five directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

| <u>Name</u> | <u>Address</u> |
|------------------------|--|
| R. H. Basden | 1929 Allen Parkway Houston, Texas 77019 |
| B. F. Perdue | 1929 Allen Parkway Houston, Texas 77019 |
| John T. Bills | 1929 Allen Parkway Houston, Texas 77019 |
| D. C. Wertz | 1800 N. E. Loop 410 Plaza West, Suite 200 San Antonio, Texas 78217 |
| Robert D. Gardner, Jr. | 1800 N. E. Loop 410 Plaza West, Suite 200 San Antonio, Texas 78217 |

At the first annual meeting the members shall elect one director for a term of one year, two directors for a term of two years, and two directors for a term of three years and at each annual meeting thereafter the members shall elect one director for a term of three years, as needed.

ARTICLE X

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) 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 of such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be voted to such similar purposes.

ARTICLE XI

Amendment of these articles shall require the assent of seventy-five per cent (75%) of the entire membership.


ARTICLE XII

As long as there is a Class B membership, the following action will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, mergers and consolidations, and the dissolution and amendment of these articles, mortgaging of Common Area, dedication of Common Area.

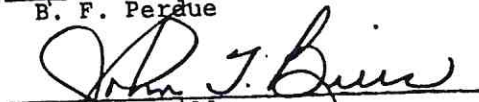
IN WITNESS HEREOF, we have hereunto set our hands, this 5th day of April, 1974.



R. H. Basden



B. F. Perdue

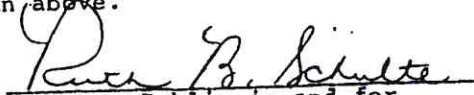


John T. Bills

THE STATE OF TEXAS X
COUNTY OF HARRIS X

I, RUTH B. SCHULTE, a Notary Public do hereby certify on this 5th day of April, 1974, personally appeared before me, R. H. BASDEN, B. F. PERDUE, and JOHN T. BILLS, who each being by me first duly sworn severally declared that they are the persons who signed the foregoing documents as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year written above.



Notary Public in and for
Harris County, Texas