

ARTICLES OF INCORPORATION
OF

MOUNTAIN RIVER OWNERS' ASSOCIATION, INC.

(a non-profit corporation)

FILED
In the Office of the
Secretary of State of T

DEC 07 1983

Clerk F
Corporations Section

We, the undersigned natural persons of the age of twenty-one (21) years or more, being 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 MOUNTAIN RIVER OWNERS' ASSOCIATION, INC.

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 said Corporation is organized are to act as agent for the civic and social benefit and betterment of the residents and property owners of MOUNTAIN RIVER ESTATES, a platted and dedicated development in Parker and Palo Pinto Counties, Texas, according to the plat thereof recorded in Volume 360A, Page 70 and 71, Plat Records of Parker County, Texas, and in Volume 4, Page 42, Plat Records of Palo Pinto County, Texas, and for any and all other property which is accepted by this Corporation for similar purposes, those purposes being as follows: (a) To exercise all of the powers and privileges

and perform all of the duties and obligations of the Corporation as authorized or permitted in the Declaration of Covenants, Conditions and Restrictions for Mountain River Estates, ("Declaration"), as recorded in Volume 666, Page 490, in the Deed Records of Parker

County, Texas, and in Volume 492, Page 379, in the Deed Records of Palo Pinto County, Texas.

(b) To affix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and the By-Laws of the Corporation, and, as agent, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of this Corporation and to make disbursement, expenditures and payments on behalf of the said property owners pursuant to the Declaration and the By-Laws of the Corporation; and to hold as agent for said property owners reserves for periodic repairs and capital improvements to be made as directed by the property owners acting through the Board of Directors of the Corporation;

(c) To acquire by gift, purchase or otherwise, to own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or to otherwise dispose of real or personal property in connection with the affairs of this Corporation;

(d) To borrow money, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) To provide for services such as garbage and rubbish collection and disposal and property maintenance;

(f) To provide safety or police patrols;

(g) To maintain driveways, yard lights, sidewalks on the property, traffic controls and landscaping;

(h) To provide general sanitation and cleanliness of the property;

(i) To provide control of insects, rodents and

(j) To provide maintenance of drainage facilities;
(k) To provide any activity authorized or permitted by the Declaration and the By-Laws of the Corporation for the mutual benefit of the residents and owners; and to have and to exercise any and all powers, rights, and privileges a corporation organized under the Non-Profit Corporation Law of the State of Texas may now or hereafter exercise.

ARTICLE V

The number of Directors constituting the initial Board is seven (7). The names, addresses and terms of the persons who are to serve as the initial Directors are as follows:

	<u>Name</u>	<u>Addresses</u>
Place 1:	Doc Stovall, Jr.	Rt. 1, Box 6159 Millsap, Texas 76066 682-7159
Place 2:	Charles Prior	1701 Catalina Fort Worth, Texas 76107 682-7368
Place 3:	Jon Knox Rhodes	Rt. 1, Box 6167 Millsap, Texas 76066
Place 4:	C. W. (Chuck) Stanford	Rt. 1, Box 6270A Millsap, Texas 76066 682-4426
Place 5:	W. A. Anderson (Andy)	Rt. 1, Box 691 Millsap, Texas 76066 682-7265
Place 6:	Pat Reeve	Rt. 1, Box 69 Millsap, Texas 76066 682-4645
Place 7:	Haley Scott	Rt. 1, Box 6122 Millsap, Texas 76066 682-7650

The initial Board of Directors shall serve until the first annual meeting of the Members. At such meeting Directors for Places 1, 2, and 3 shall be elected for a term of one year, and Directors for Places 4, 5, 6, and 7 shall be elected for a term of two years. Thereafter, each successor Director shall be elected at the annual Members' meeting to serve for a two-year

term, or until his successor shall be elected and qualified.
The number and tenure of Directors may be changed by amendment
to the By-Laws.

ARTICLE VI

The names and addresses of the incorporators are:

	<u>Name</u>	<u>Addresses</u>
(1)	C. W. (Chuck) Stanford	Rt. 1, Box 6270A Millsap, Texas 76066 682-4426
(2)	Doc Stovall, Jr.	Rt. 1, Box 6159 Millsap, Texas 76066 682-7159
(3)	Charles Prior	1701 Catalina Fort Worth, Texas 76107 682-7368

ARTICLE VII

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, to assessment by the Corporation, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from any ownership of any Lot which is subject to assessment by the Corporation. Ownership of such Lot shall be the sole qualification for membership. Any Mortgagee or Lienholder who acquires title to any Lot which is a part of the Property, through judicial or non-judicial foreclosure, shall be a Member of the Corporation.

The Corporation shall have one class of voting membership. All Members shall be entitled to one vote for each Lot owned. When more than one person holds such 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.

ARTICLE VIII

The Corporation is a non-profit corporation, without capital stock organized solely for the purpose of

Article IV; and no part of its property, whether income or principal, shall ever inure to the benefit of any Director, officer, or employee of the Corporation, or of any individual having a personal or private interest in the activities of the Corporation, nor shall any such Director, officer, employee or individual receive or be lawfully entitled to receive any profit from the operations of the Corporation except a reasonable allowance for salaries or other compensation for personal services actually rendered in carrying out one or more of its stated purposes. The Corporation shall not engage in, and none of its funds or property shall be devoted to, carrying on propaganda or otherwise attempting to influence legislation.

ARTICLE IX

The street address of the initial registered office of the Corporation is Rt. 1, Box 6270A, Millsap, Texas 76066, and the name of its initial registered agent at such address is Ruth M. Stanford.

IN WITNESS WHEREOF, we hereunto set our hands, this
the 23rd day of NOVEMBER, 1983.

C. W. (Chuck) Stanford
C. W. (Chuck) Stanford

Doc Stovall, Jr.
Doc Stovall, Jr.

Charles Prior
Charles Prior

THE STATE OF TEXAS I
COUNTY OF PARKER I

I, the undersigned Notary Public, do hereby certify that on this 26th day of Nov, 1983, personally appeared before me C. W. (CHUCK) STANFORD, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator and that the statements therein contained are true. IN WITNESS WHEREOF, I have hereunto set my hand and seal the date and year above written.

Raymond E. Menslee Jr.
Notary Public, State of Texas
My commission expires: 3-24-87