

ARTICLES OF INCORPORATION

OF

MACKEY RANCH HOMES ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas

APR 30 1982

CLERK III  
Corporation Division

We, the undersigned natural persons of the age of twenty-one 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 for such corporation:

ARTICLE ONE

The name of the corporation is MACKEY RANCH HOMES ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of duration of the corporation is perpetual.

ARTICLE FOUR

The corporation, hereinafter referred to as "Association", is a corporation organized for non-profit purposes, which does not contemplate pecuniary gain or profit to the members thereof and the purposes for which it is formed are as follows:

- (a) To promulgate and enforce restrictions, covenants and conditions upon and for the benefit of real property over which this Association has jurisdiction; to pay all expenses incidental thereto; to enforce the decisions and rulings of this Association having jurisdiction over said property and to pay all of the expenses in connection therewith and to pay all taxes and other assessments, if any, which may be levied by any governmental authority upon any of the common grounds and other lands controlled by the Association.
- (b) To provide for a distinct and orderly manner for the development of property over which the Association has jurisdiction and to any and all lawful things and acts which this Association at any time and from time to time shall in its discretion deem to be in the best interest of the property over which it has jurisdiction and the owners of the building sites thereon, and to pay all costs and expenses in connection therewith.

- (c) To do any and all lawful things which may be advisable, proper, authorized or permitted to be done by this Association under and by virtue of any condition, covenants, restriction, reservation, charge or assessment affecting the property or any portion thereof, and to do and perform any and all acts which may be either necessary for or incidental to the exercise of any of the foregoing powers or for the peace, health, comfort, safety or general welfare of the owners of said property or any portion thereof or residence thereon.
- (d) Notwithstanding any of the foregoing statements of purposes and powers, this Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this Association as set forth in Paragraphs (a), (b) and (c) of this Article IV, and nothing contained in the foregoing statement of purposes shall be construed to authorize this Association to carry on any activity for the profit of its members, or to distribute any gains, profits or dividends to its members as such, except on dissolution or winding up.

#### ARTICLE FIVE

The members of this Association shall be all persons who are owners of record of any building site in the Property over which the Association has jurisdiction. The Property is 1,235.20 acres of land out of the Farnham Frye, N. Snell, J. H. McGlothlin, G. G. Newman and H. B. Williams Surveys, all in McLennan County, Texas, and being the property described in the Deed recorded in Volume 1291, Page 785 of the McLennan County Deed Records.

#### ARTICLE SIX

The management of the corporation shall be vested in its Board of Directors. The initial Board of Directors shall consist of three persons and the names and addresses of such initial Directors are:

<u>Name</u>	<u>Address</u>
A. Leon Thompson, Jr.	4201 Lake Shore, Waco, Texas
A. Leon Thompson	4201 Lake Shore, Waco, Texas
Chris VonderHoya	4201 Lake Shore, Waco, Texas

ARTICLE SEVEN

The names and street addresses of each incorporator is:

<u>Name</u>	<u>Address</u>
A. Leon Thompson, Jr.	4201 Lake Shore, Waco, Texas
A. Leon Thompson	4201 Lake Shore, Waco, Texas
Chris VonderHoya	4201 Lake Shore, Waco, Texas

ARTICLE EIGHT

The street address of the initial registered office of the corporation is: 4201 Lake Shore, Waco, Texas; and the name of its initial registered Agent at such address is: A. Leon Thompson, Jr.

IN WITNESS WHEREOF, we have hereunto set our hands, this 26th day of April, A. D., 1982.

*A. Leon Thompson, Jr.*  
A. Leon Thompson, Jr.

*A. Leon Thompson*  
A. Leon Thompson

*Chris VonderHoya*  
Chris VonderHoya

THE STATE OF TEXAS |

COUNTY OF McLENNAN |

I, *Levée C. Morris*, a Notary Public in and for McLennan County, Texas, do hereby certify that on this *26th* day of *April*, 1982, personally appeared before me A. Leon Thompson, Jr., A. Leon Thompson and Chris VonderHoya, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document 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 above written.

*Levée C. Morris*  
Notary Public in and for McLennan  
County, Texas

My Commission expires: *2/11/86*