

CORPORATE CERTIFICATE
1 TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION

The undersigned certifies that she is the Secretary/Treasurer of 1 Texas Grand Ranch Property Owners Association (the "Association"). The Association is the property owners' association for Texas Grand Ranch, a subdivision in Walker County, Texas, according to the maps or plats thereof recorded in the Plat Records of Walker County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and the foregoing **Articles of Incorporation** of the **1 Texas Grand Ranch Property Owners Association** is a true and correct copy of the original.

Signed this 22nd day of January, 2018.

1 Texas Grand Ranch Property Owners Association

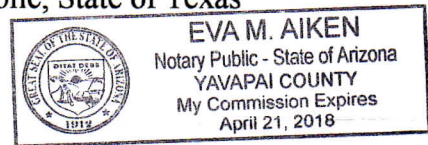
By: Deborah Onstott
Deborah Onstott, Secretary/Treasurer

STATE OF ARIZONA §

COUNTY OF Yavapai §

This instrument was acknowledged before me this 22 day of January, 2018 by Deborah Onstott as Secretary/Treasurer of 1 Texas Grand Ranch Property Owners Association, a Texas non-profit corporation, on behalf of said corporation.

Eva M. Aiken
Notary Public, State of Texas



After Recording Return To:
1 Texas Grand Ranch Property Owners Assn
P O Box 1260
Paulden, AZ 86334

**ARTICLES OF INCORPORATION OF
I TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION**

FILED
In the Office of the
Secretary of State of Texas

**Pursuant to Article 3.02
Texas Non-Profit Corporation Act**

OCT 14 2014

Corporations Section

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned natural person of the age of eighteen (18) years or more, acting as incorporator of a non-profit corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

CORPORATE NAME: The name of the corporation shall be I TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION (also referred to as "the Association").

ARTICLE II

REGISTERED OFFICE/AGENT: The initial Registered Agent of the corporation shall be C T Corporation System, and the initial Registered Office shall be located at 1999 Bryan Street, Suite 900, Dallas, Texas 75201-3136, but the Association may conduct its affairs at any location designated by the Board of Directors.

ARTICLE III

MANAGEMENT: The corporation shall be managed by it's Board of Directors. The initial Board of Directors shall consist of three (3) Directors. The number of persons to serve on the Board of Directors thereafter shall be fixed by the Bylaws and shall not be fewer than five (5), with a maximum of nine (9). The Directors shall be elected at the times and in the manner designated in the Bylaws. Any two or more offices may be held by the same person, except the offices of President and Secretary. The names and address of the persons who are to serve as the initial Directors until the first annual meeting of the Association or until their successors are elected and qualify are:

<u>Name</u>	<u>Address</u>
Renee Howes	P O Box 261 Skull Valley, AZ 86338
Deborah Onstott	P O Box 465 Paulden, AZ 86334
Gary Sumner	3104 E. Camelback Rd, #1034 Phoenix, AZ 85016

ARTICLE IV

ORGANIZATIONAL STRUCTURE: The corporation shall have members. The qualifications and rights of the members are set forth in the Declaration for the development and in the corporation's Bylaws.

ARTICLE V

PURPOSE: The corporation is organized to enforce the Declaration of Covenants, Conditions and Reservations (herein referred to as the Declaration) and to maintain and improve the interior roadways, gates, fences, and culverts involving such roadways and any other Common Areas so designated by the Declarant or Board of Directors, which are located within the development. The property known and to be known as the "Texas Grand Ranch" is and shall be subject to the Declaration for the property, which Declaration contemplates the establishment of this corporation. Further, the corporation is organized to provide an entity for the furtherance of the best interests of the property owners in the development and to enforce the provisions set forth in the Declaration. In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration or Bylaws, may be exercised by the Board of Directors: All powers necessary or desirable to perform the obligation and duties and to exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration, including the following:

- A. To fix and collect assessments:
- B. To enforce Covenants, Conditions, and Restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration of Covenants, Conditions, and Restrictions.

- C. To enter, make, perform, or enforce contracts of every kind and to do all other acts necessary, appropriate, or desirable in carrying out any purpose of the Association.

No part of the net earnings of the Association shall inure to the benefit of or be distributable to its members, directors, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes. The Association shall have and exercise all powers which are necessary, incidental to, desirable, useful, or convenient in carrying out any of its purposes, including, but not limited to, those powers set forth in the Declaration and powers for conducting any and all lawful affairs as set forth in these Articles, under purposes of the corporation for which non-profit corporations may be incorporated under Texas law.

ARTICLE VI

DURATION: The time of the commencement of this corporation shall be the date of filing of these Articles of Incorporation with the Texas Secretary of State and the duration of the corporation shall be perpetual.

ARTICLE VII

INCORPORATOR: The name and address of the Incorporator is:

Deborah Onstott
P O Box 465
Paulden, AZ 86334

ARTICLE VIII

DISSOLUTION: The corporation may be dissolved with the assent given in writing and signed by not less than ninety-five percent (95%) of the members entitled to vote. Upon the dissolution of the corporation 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, or shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, as

determined by the Board of Directors and approved by a majority vote of the members entitled to vote, present at a duly held meeting called for that purpose.

ARTICLE IX

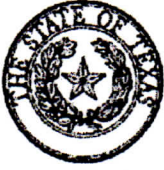
INDEMNIFICATION OF OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS. The Association shall indemnify any person who incurs expenses by reason of the fact he or she is or was an officer, director, employee, or agent of the Association. This indemnification shall be mandatory in all circumstances in which indemnification is permitted by law and shall be made by the Association whether the legal action brought or threatened is by or in the right of the Association or by any other person.

ARTICLE X

AMENDMENT OF ARTICLES. These Articles of Incorporation may be amended by the initial Board of Directors prior to the Transition Date. After the Transition Date these Articles may be amended by affirmative vote of the majority of the members meeting a fifty percent (50%) quorum at a meeting called for that purpose.

IN WITNESS WHEREOF, I have hereunto set my hand, this 9th day of October, 2014.

Deborah Onstott
Deborah Onstott, Incorporator

<p>Form 509 (Revised 12/10)</p> <p>Submit with relevant filing instrument.</p> <p>Filing Fee: None</p>	 Consent to Use of Similar Name	
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(1) I Texas Grand Ranch, LLC
Name of the entity or individual who holds the existing name on file with the secretary of state

consents to the use of

(2) I Texas Grand Ranch Property Owners Association
Proposed name

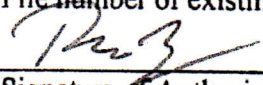
as the name of a filing entity or foreign filing entity in Texas for the purpose of submitting a filing instrument to the secretary of state. This consent does not authorize the use of the similar name in violation of a right of another under the Trademark Act of 1946, as amended (15 U.S.C. Section 1051 et seq.); Chapter 16 or 71, Business & Commerce Code; or common law.

(3) The undersigned certifies to being authorized by the holder of the existing name to give this consent. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 9/2/2014

By: I Texas Grand Ranch, LLC
 Name of existing entity, if any (type or print)

802033931
 File number of existing entity, if any


 Signature of Authorized Person

Thomas Gayda
 Name of Authorized Person (type or print)

OFFICER OF MANAGER
 Title of Authorized Person, if any (type or print)



Office of the Secretary of State

CERTIFICATE OF FILING OF

I TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION

File Number: 802083251

The undersigned, as Secretary of State of Texas, hereby certifies that the statement of change of registered agent/office for the above named entity has been received in this office and has been found to conform to law.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 08/02/2016

Effective: 08/02/2016



A handwritten signature in black ink, appearing to read "Cascos" followed by a horizontal line.

Carlos H. Cascos
Secretary of State

Bk Vol Ps
00035729 DR 1311 588

When Recorded Please Return To:

1 Texas grand Ranch Property Owners Assn
P O Box 1260
Paulden, AZ 86334-1260

Filed for Record in
Walker County

On Feb 13/2018 at 09:39A

As a
Recording

Document Number 00035729

Amount 54.00

Receipt Number - 124162

By
Cassidy Hale

STATE OF TEXAS

COUNTY OF WALKER

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of
Walker County
as stamped hereon by me.

Feb 13/2018

Kari A. French, Walker County Clerk
Walker County