



The State of Texas

Secretary of State

DEC. 30, 1999

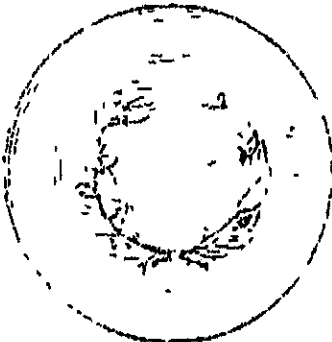
KELLY P.B. DRABLOS
1600 N. COLLINS, STE. 2100
RICHARDSON, TX 75080

RE:
281 EAST HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01564310-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



VERY TRULY YOURS,

A handwritten signature in black ink, appearing to read "Elton Bomer", written over a horizontal line.

Elton Bomer Secretary of State



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

OF

281 EAST HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01564310

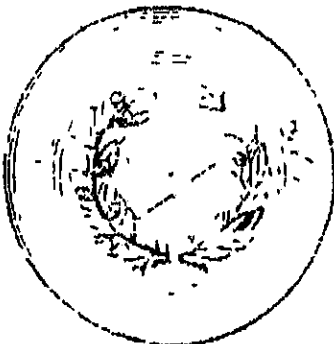
THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE
FOUND TO CONFORM TO LAW.

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE
THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF
ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW,
THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED DEC. 30, 1999

EFFECTIVE DEC. 30, 1999




Elton Bomer, Secretary of State

ARTICLES OF INCORPORATION
OF
281 EAST HOMEOWNERS ASSOCIATION

The undersigned natural person, being at least eighteen years of age, acting herein as the incorporator of a corporation under the Texas Non-Profit Corporation Act, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (the "Corporation") is 281 EAST HOMEOWNERS ASSOCIATION.

ARTICLE II

The Corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to promote the health, safety, welfare, recreation, common benefit and enjoyment of the Members of the Corporation within that certain property known as 281 East Land (the "Community"), a residential community situated in Bexar County, Texas, as provided for and more particularly described in the Declaration (hereinafter described), and to provide for

Articles of Incorporation

acquisition, management, maintenance and care of the Common Properties in the Community and for these purposes to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Master Declaration of Covenants, Conditions and Restrictions for 281 East Land dated as of November 10, 1999, recorded in Volume 8202, page 0524, of the Official Public Records of Real Estate of Bexar County, Texas, as the same may be amended from time to time as therein provided (the "Declaration");

(b) Fix, levy and collect by any lawful means, all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the affairs 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 (including, without limitation, the Common Properties) in connection with the affairs of the Association;

(d) Have and 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, subject, however, to any limitations set forth in these Articles of Incorporation, the Declaration and the By-Laws of the Corporation.

ARTICLE V

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest in a Lot merely as security for the performance of an obligation. Membership shall be appurtenant to ownership of a Lot and may not exist in favor of a person or entity that is not such an owner. The rights and duties of the Members of the Association are set forth more fully in the

Declaration and the By-Laws of the Corporation. The capitalized terms used above in this Article V and elsewhere in these Articles of Incorporation shall have the same meanings given to them in the Declaration, unless otherwise specifically provided.

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors consisting of three (3) persons. Directors shall be elected in accordance with the By-Laws of the Corporation. The three (3) persons constituting the initial Board of Directors and the addresses of such persons are as follows:

<u>Name</u>	<u>Address</u>
George Field	1600 North Collins Boulevard Suite 2100 Richardson, Texas 75080
W.T. Field	1600 North Collins Boulevard Suite 2100 Richardson, Texas 75080
Kelly P.B. Drablos	1600 North Collins Boulevard Suite 2100 Richardson, Texas 75080

ARTICLE VII

The post office address of the Corporation's initial registered office is 1600 North Collins Boulevard, Suite 2100, Richardson, Texas 75080, and the name of the Corporation's initial registered agent at such address is W. T. Field.

ARTICLE VIII

The following person, who is at least eighteen (18) years of age and whose name and address is set forth below, is the incorporator of the Corporation:

Kelly P.B. Drablos 1600 North Collins Boulevard
Suite 2100
Richardson, Texas 75080

IN WITNESS WHEREOF, for the purpose of forming the Corporation under the laws of the State of Texas, the undersigned, constituting the incorporator of the Corporation, has executed these Articles of Incorporation this 29th day of December, 1999.

Kelly P. B. Drablos
Kelly P.B. Drablos

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 29th day of December, 1999, by Kelly P.B. Drablos, who, being duly sworn, declared that he is the incorporator of the corporation and that he executed the foregoing document in the capacity set forth, and that the statements therein contained are true.



[Signature]
Notary Public in and for the
State of Texas

Articles of Incorporation

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20060088232 Fees: \$40.00
04/19/2006 11:28AM # Pages 7
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

APR 19 2006

Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS