

**ARTICLES OF INCORPORATION OF
LEGACY SHORES PROPERTY OWNERS ASSOCIATION, INC.**

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

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 LEGACY SHORES PROPERTY OWNERS ASSOCIATION, INC. (also referred to as "the Association").

ARTICLE II

REGISTERED OFFICE/AGENT: The initial Registered Agent of the corporation shall Debra Burkhalter, and the initial Registered Office shall be located at 1015A West SH 150, New Waverly, Texas 77358, 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 three (3), with a maximum of five (5). 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	1015A West SH 150 New Waverly, Texas 77358
Gary Sumner, Sr.	1015A West SH 150 New Waverly, Texas 77358
Debra Burkhalter	1015A West SH 150 New Waverly, Texas 77358

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 Restrictions (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 "Legacy Shores" 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 29th day of September, 2020.

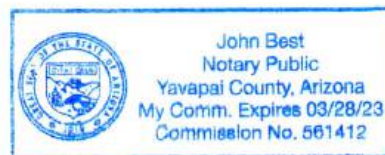
Deborah Onstott
Deborah Onstott, Incorporator

STATE OF Arizona)
) ss.
COUNTY OF Yavapai)

This instrument was acknowledged before me on the 29 day of Sep., 2020 by Deborah Onstott as Incorporator of Legacy Shores Property Owners Association, a Texas Non-Profit Company.

[Signature]
Notary Public

My Commission expires: 03-28-2023.



Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2020-00015318

As

Recorded On: 10/05/2020 11:47 AM Recordings - Land

Parties: LEGACY SHORES PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 5 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 38.00

File Information:

Document Number: 2020-00015318

Receipt Number: 2020-16026

Recorded Date/Time: 10/05/2020 11:47 AM

Recorded By: Courtney Cook

*****DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in black ink, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

ONSTOTT
PO BOX 465

PAULDEN, AZ 86334

