

ARTICLES OF INCORPORATION
OF
CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.

SEP 26 2003

ARTICLES OF INCORPORATION
OF
CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.
Corporations Section

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 I
NAME

The name of the corporation shall be Cross Oak Ranch Homeowners Association, Inc.

ARTICLE II
NON-PROFIT QUALIFICATIONS

The corporation does not contemplate pecuniary gain or profit to the members thereof and it is organized for non-profit purposes. No part of the net earnings of the corporation shall inure to the benefit of any private member or individual.

ARTICLE III
PURPOSE AND POWERS

The corporation is a not for profit corporation organized under the Texas Non-Profit Corporation Act. The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the Texas Non-Profit Corporation Act. Its specific and primary purposes are to provide for the enforcement of the Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch (the "Declaration") relating to, and the care, maintenance, preservation of, certain real property in or part of an area commonly known as Cross Oak Ranch, which is located in Denton County, Texas, and to promote the health, safety and welfare of persons owning real property or residing in the development which is the subject of the Declaration. In furtherance of these purposes, but subject to any restrictions in the Declaration (recorded in the real property records of Denton County, Texas) and in the duly adopted Bylaws of the corporation, the corporation shall have power to do the following:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in the Declaration;

(b) to fix, levy, collect and enforce payment by any lawful means of charges and assessments;

(c) to pay all expenses of the business of the corporation, including all license and permit fees, taxes and other governmental charges levied or imposed against the corporation or the property of the corporation;

(d) to 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 in connection with the affairs of the corporation;

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

(f) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

No substantial part of the activities of the corporation shall consist of carrying on propaganda, or of otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

ARTICLE IV INITIAL AGENT

The name of the corporation's initial agent for service of process is Bob Shelton, and the address for such agent and the registered office of the corporation shall be 3300 Sundown Blvd. Denton, Texas 76210.

ARTICLE V BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a Board of not less than three (3) nor more than seven (7) directors. The initial Board shall consist of four (4) directors. The Board may be expanded as provided in the Declaration and in the Bylaws of the corporation.

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Bob Shelton	3300 Sundown Blvd. Denton, Texas 76210
John D. Hutchinson	17855 North Dallas Pkwy Suite 200 Dallas, Texas 75287
Donnie Evans	1234 Lakeshore Drive Suite 750A Coppell, Texas 75019

Dale Stotts

131 South Tennessee
McKinney, Texas 75069

**ARTICLE VI
MEMBERSHIP, VOTING RIGHTS AND ASSESSMENTS**

This is a non-stock corporation. The authorized number and qualifications of members of the corporation, the different classes of membership, if any, the property, voting rights and privileges of members, the liability of members for assessments, and the method of collection thereof shall be as set forth in the Declaration and in Bylaws to be adopted by the directors of the corporation.

**ARTICLE VII
BYLAWS**

The first directors of the corporation shall have the power to adopt Bylaws for the corporation.

**ARTICLE VIII
DURATION**

The term of existence of the corporation shall be perpetual.


**ARTICLE IX
DISSOLUTION**

The corporation may be dissolved only upon the vote or written consent of owners owning at least eighty-five percent (85%) of the Lots (as defined in the Declaration). Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

**ARTICLE X
AMENDMENTS**

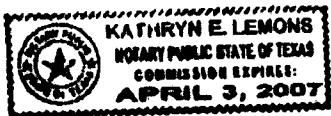
Any amendment of these Articles of Incorporation shall require the approval of the Board and the vote or written consent of owners owning at least eighty-five percent (85%) of the Lots (as defined in the Declaration).

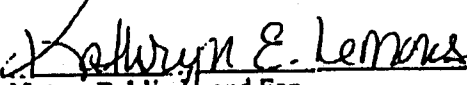
IN WITNESS WHEREOF, for the purpose of forming the corporation under the laws of the State of Texas, the undersigned, being the incorporators of the corporation, have executed these Articles of Incorporation as of the 18 day of August, 2003.


Bob Shelton
3300 Sundown Blvd.
Denton, Texas 76210

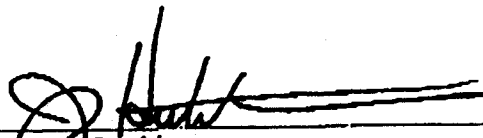
STATE OF TEXAS §
COUNTY OF Denton §
§

This instrument was acknowledged before me on August 18 2003 by BOB SHELTON.




Notary Public in and For
The County of Denton
State of Texas

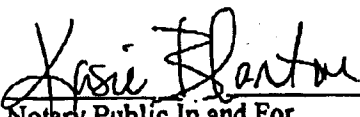
My Commission Expires:
4-3-07


John D. Hutchinson
17855 North Dallas Pkwy, Suite 200
Dallas, Texas 75287

STATE OF TEXAS §
COUNTY OF DALLAS §
§

This instrument was acknowledged before me on ~~August 24~~ ^{September -18} 2003 by JOHN D. HUTCHINSON.




Notary Public in and For
The County of DALLAS
State of Texas

My Commission Expires:
07-18-07

Donnie Evans
Donnie Evans

1234 Lakeshore Drive
Suite 750A
Coppell, Texas 75019

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on August ~~20~~ 2003 by DONNIE EVANS.



Melinda A. Bell
Notary Public In and For
The County of Dallas
State of Texas

My Commission Expires:
April 19, 2005