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STATE OF TEXAS §

COUNTY OF TRAVIS §

NOTICE OF DEDICATORY INSTRUMENT
FOR
ARCADIA HOMEOWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to that certain Condominium Declaration for Arcadia Condominiums, filed at Vol. 8574, Pg. 588 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "**Declaration**").

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of Arcadia Homeowners Association, Inc. (the "**Association**"); and

WHEREAS Section 202.006 of the Texas Property Code requires that a homeowners association record all dedicatory instruments in the county in which the related property is located;

THEREFORE the Association does hereby file the attached dedicatory instrument of record to put members of the public on notice of its existence and substance.

ARCADIA HOMEOWNERS ASSOCIATION, INC.

By: William M. Heyer
Title: Attorney-in-Fact

Exhibit "A": Articles of Incorporation

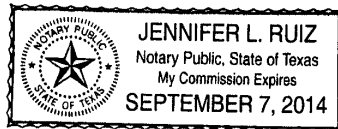
Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was executed before me on the 21st day of November, 2011, by William M. Heyer in the capacity stated above.

Notary Public, State of Texas



Blumberg No. 5119

EXHIBIT

A

ARTICLES OF INCORPORATION
OF
ARCADIA HOMEOWNERS ASSOCIATION, INC.
(A Texas Non-Profit Corporation)

Travis County, Texas

ARTICLES OF INCORPORATION

OF

ARCADIA HOMEOWNERS ASSOCIATION, INC.

(A Texas Non-Profit Organization)

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act (hereinafter called the "Act") do hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

Name

The name of the Corporation is ARCADIA HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

Non-Profit Corporation

The Corporation is a non-profit corporation.

ARTICLE III

Duration

The period of the duration of the Corporation is perpetual.

ARTICLE IV

Purposes and Powers

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a Condominium Project, as provided in the Condominium Declaration of THE ARCADIA CONDOMINIUMS (hereinafter referred to as the "Declaration"), located in Travis County, Texas.

2. The general purposes and powers are:

a. To promote the common good, health, safety and general welfare of the residents within the Property;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the Condominium Records in the Office of the County Clerk of Travis County, Texas, the Declaration being incorporated herein by reference for all purposes;

c. To enforce applicable provisions of the Declaration, By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;

d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services

relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

e. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Act may now or hereafter have or exercise;

f. To acquire (by purchase, grant or otherwise), annex and merge, 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;

g. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and

h. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall not be limited or restricted by reference to or interference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation.

ARTICLE V

Registered Office and Registered Agent

The street address of the initial registered office of the Corporation is 1711 Rio Grande, Austin, Texas, 78701, and the name of its initial registered agent at such address is Walter Vackar.

ARTICLE VI

Initial Board of Directors

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons are:

<u>Name</u>	<u>Address</u>
Walter Vackar	1711 Rio Grande Austin, Texas 78701
Clifton Lind	1711 Rio Grande Austin, Texas 78701
Martha Johnson	1711 Rio Grande Austin, Texas 78701

ARTICLE VII

Incorporators

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Walter Vackar	1711 Rio Grande Austin, Texas 78701
Clifton Lind	1711 Rio Grande Austin, Texas 78701
Martha Johnson	1711 Rio Grande Austin, Texas 78701

ARTICLE VIII

Membership

The authorized number of and qualifications for membership in the Corporation along with the appurtenant voting rights and other privileges due Unit Owners in the Condominium Project shall be as set out in the Declaration. Every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject to the Declaration, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Corporation.

ARTICLE IX

Dissolution

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the object and purposes for which the Corporation is formed, and shall not accrue to the benefit of any Director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

IN WITNESS WHEREOF, we have hereunto set our hands this
_____ day of November, 1983.

Walter Vackar

Clifton Lind

Martha Johnson

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that on this ____ day of December, 1983, personally appeared before me Walter Vackar, Clifton Lind and Martha Johnson, 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 date and year above written.

Notary Public, State of Texas
My commission expires: _____

EXHIBIT "A"

BEGINNING at a steel pin set in the west right-of-way line of old U. S. Highway No. 183 at the northeast corner of Tract 1, Lindy Huber Subdivision, a subdivision in Travis County, Texas of record in Plat Book 14 at Page 60 of the Travis County, Texas Plat Records, for the southeast corner of the 3.94 acre tract herein described;

THENCE leaving said Highway and with the north line of said Tract 1, same being the south line of said Williams Tract S 86° - 05' W 748.51 feet to a steel pin at the southeast corner of Lot 5 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas found of record in Plat Book 63 at Page 98 of the Travis County, Texas Plat Records, for the southwest corner of the 3.94 acre tract herein described;

THENCE with the east line of said Lot 5 Block "Y" the following two courses:

1. N 25° - 01' E (Record N 26° - 14' E) 97.68 feet to a steel pin;
2. N 11° - 07' E (Record N 12° - 20' E) 67.91 feet to a steel pin at the southeast corner of Lot 6 Block "Y", Point West of Westover Hills Section Three, a subdivision in the City of Austin, Texas, found of record in Plat Book 44 at Page 12 of the Travis County, Texas Plat Records;

THENCE with the east line of said Point West of Westover Hills Section Three the following three (3) courses:

1. N 27° - 13' E (Record N 28° - 26' E) 54.92 feet to a steel pin;
2. N 25° - 09' E (Record N 26° - 05' E) 65.68 feet to a steel pin;
3. N 26° - 34' E (Record N 27° - 34' E) 21.62 feet to a steel pin found at a fence corner at the northwest corner of said Williams Tract for the northwest corner of the 3.94 acre tract herein described;

THENCE with the north line of said Williams tract the following two (2) courses:

1. N 84° - 08' E 368.18 feet to a steel pin found at a fence corner;
2. N 85° - 55' E 52.76 feet to a steel pin set at the northwest corner of that certain 0.23 acre tract described in Volume 3567 Page 735 of the Travis County, Texas Deed Records for the most northerly northeast corner of the 3.94 acre tract herein described;

THENCE with the west line of said 0.23 acre tract S 17° - 30' E 106.5 feet to a steel pin set at the southwest corner of said 0.23 acre tract for an interior corner of the 3.94 acre tract herein described;

THENCE with the south line of said 0.23 acre tract N 69° - 02' E 116.0 feet to a steel pin set in the curving west line of said old U. S. Highway No. 183 at the southeast corner of said 0.23 acre tract for the most easterly northeast corner of the 3.94 acre tract herein described;

THENCE with the curving west line of said Highway, said curve having a Radius of 1487.05 feet, a subchord bears S 18° - 19' E a distance of 224.29 feet to the place of beginning, containing 3.94 acres of land or 171,642 square feet.

After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

Fileserver:CLIENTS:Arcadia Condos:NoticeDedictoryInstrument11-11.doc

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 08, 2011 11:08 AM 2011179608

CORTEZ: \$44.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.