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**RESOLUTION TO FILE DEDICATORY INSTRUMENTS  
FOR  
The Woodlands of Austin Homeowners Association, Inc.**

WHEREAS Texas Property Code § 202.006(a) has become effective January 1, 2012, requiring associations to file all dedicatory instruments, as defined by Texas Property Code § 202.001(1), in the official public records of the county or counties wherein they are located.

WHEREAS, failing the filing of the same, the Association's various dedicatory instruments would not be enforceable.

BE IT RESOLVED, that the following attached documents be caused to be filed in the official public records of the county or counties wherein the Association is located.

To the extent any of the attached dedicatory instruments conflict with any previous guidelines, rules, covenants, or restrictions, the dedicatory instruments filed herewith shall control.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective January 1, 2012.

Executed this the 15<sup>th</sup> day of MARCH, 2012.

By: *Sunya A. Alexander*  
Name: SUNYA A. ALEXANDER  
Title: PRESIDENT

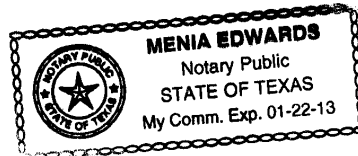
STATE OF TEXAS )  
COUNTY OF TRAVIS )

This instrument was acknowledged before me on this the 15<sup>th</sup> day of MARCH, 2012, by SUNYA A. ALEXANDER, PRESIDENT of and for the Association, for the purposes therein expressed.

*[Signature]*  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, Texas 78759



FILED  
In the Office of the  
Secretary of Texas

APR 17 1983

Clerk C  
Corporations Section

ARTICLES OF INCORPORATION

OF

THE WOODLANDS OF AUSTIN HOMEOWNERS ASSOCIATION, INC.  
(A Texas Non-Profit Corporation)

ARTICLE ONE

The name of the corporation is THE WOODLANDS OF AUSTIN  
HOMEOWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

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 planned unit development as provided in the Declaration of Covenants, Conditions and Restrictions recorded in Volume 6879, Page 319, of the Deed Records of Travis County, Texas (hereinafter referred to as the "Declaration"), which planned unit development is 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

*\$1.00 paid  
for plain  
copy*

recorded in the Office of Public Records of Real Property in the office of the County Clerk of Travis County, Texas, the declaration being incorporated herein by referenced for all purposes;

(c) To enforce applicable provision 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 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 sit 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 FIVE

The street address of the initial registered office of the corporation is 5929 Balcones Drive, Suite 301, Austin, Texas 78731, and the name of its initial registered agent at such address is Steve Topletz.

#### ARTICLE SIX

The number of directors constituting the initial board of directors is three and the names and addresses of the persons who are to serve as the initial directors are:

Steve Topletz	5929 Balcones Drive, Suite 301 Austin, Texas 78731
Joe R. Dobson	4202 Spicewood Springs Rd., Suite 102 Austin, Texas 78759
Margaret H. Dobson	4202 Spicewood Springs Rd., Suite 102 Austin, Texas 78759

#### ARTICLE SEVEN

The name and street address of each incorporator is:


Steve Topletz	5929 Balcones Drive, Suite 301 Austin, Texas 78731
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Joe R. Dobson

4202 Spicewood Springs Rd., Suite 102  
Austin, Texas 78759

Margaret H. Dobson

4202 Spicewood Springs Rd., Suite 102  
Austin, Texas 78759

  
STEVE TOPLETZ

  
JOE R. DOBSON

  
MARGARET H. DOBSON

THE STATE OF TEXAS   X  
                                  X  
COUNTY OF TRAVIS    X

Before me, a notary public, on this day personally appeared Steve Topletz, Joe R. Dobson and Margaret H. Dobson known to me to be the persons whose names are subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 11th day of February, A.D., 1983.

  
Notary Public, State of Texas

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**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS



Mar 23, 2012 12:27 PM   2012045138

SCOTTR: \$32.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS