

STATE OF TEXAS §

COUNTY OF TRAVIS §

**NOTICE OF DEDICATORY INSTRUMENTS
FOR
WILLIAMSBURG HOME OWNERS' ASSOCIATION, INC.**

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Williamsburg, A Planned Unit Development, filed at Vol. 6820, Pg. 1628 in the Deed Records of Travis County, Texas (together with all supplements and amendments, the "**Declaration**").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Williamsburg Home Owners' Association, Inc. (the "**Association**");

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; and

WHEREAS the Association desires to file of record one or more dedicatory instruments in compliance with the cited statute;

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

WILLIAMSBURG HOME OWNERS' ASSOCIATION, INC.



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

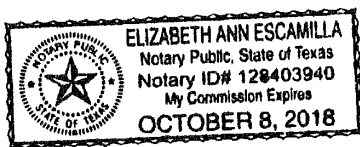
Exhibit "A": Articles of Incorporation

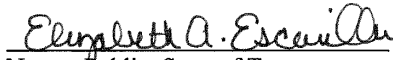
Acknowledgement

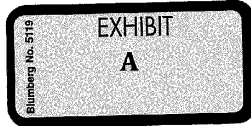
STATE OF TEXAS §

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This instrument was executed before me on the 26 day of August, 2016, by William M. Heyer in the capacity stated above.




Notary Public, State of Texas



205H/2-4-8I

ARTICLES OF INCORPORATION
OF
WILLIAMSBURG
HOME OWNERS' ASSOCIATION, INC.

In compliance with the requirements of the Texas Non-profit Corpora tier. Act, the undersigned, all of whom are citizens of the State of Texas end all of whom are over 18 years of age, have this cay voluntarily associated themselves together for the purposes of forming a non-profit corporation and do hereby certify:

ARTICLE I

The name of the corporation is Williamsburg Home Owners' Association, inc., hereafter called the "Association".

ARTICLE II

The duration of the corporation shall be perpetual.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association is a non-profit corporation, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as Williamsburg, a planned unit development subdivision in the City of Austin, Travis County, Texas, and any additions thereto whether by purchase, deed of gift or resubdivision; and to promote the health, safety end welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

In furtherance of said purposes, this Association shall have power 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 Declaration of Covenants, Conditions

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and Restrictions, hereinafter called, the "Declaration", applicable to the aforesaid property and recorded or to be recorded in the Deed Records of Travis County, Texas and as the same may be amended 'from time to time' as therein provided, said Declaration being incorporated herein by reference as if set-forth verbatim;

(B) fix, levy, collect and enforce payment 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 business 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 in connection with the affairs of the Association;

(D) borrow money, and with the assent (by vote or written consent) of a majority fifty-one percent (51%) of each class of members; mortgage, pledge, deed in trust, or hypothecate any or all of real or personal property owned by the Association as security for money borrowed or debts incurred;

(E) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(F) participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent, of two-thirds (2/3) of each class of members;

(G) 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;

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(H) contract for group fire and extended coverage insurance covering all dwellings on the property;

(I) contract for water for the private use of all lot owners as well as for the Common Area; contract for other utilities in accordance with the Bylaws and the Declaration of the Association;

(J) contract for repair and maintenance of Common Area; dwelling exteriors, roofs, utilities, streets, curbs, sidewalks, and other property of the Association.

ARTICLE IV MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. 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 Lot which is subject to assessment by the Association.

ARTICLE V VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote, for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the earlier to occur of the following: (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or (b) in December 31, 1985.

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ARTICLE VI
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. 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>
Tom Bodes	7020D Village Center Suite 102 Austin, Texas 78731
Severn Townsend	7020D Village Center Suite 102 Austin, Texas 78731
Tom Sandridge	200 East 10th Street Austin, Texas 78701

ARTICLE VII
INITIAL REGISTERED AGENT

The initial registered office for the Association is located at 7020D Village Center, in the City of Austin, Travis County, Texas, and Severn Townsend whose address is [7020D Village Center], Austin, Texas, is hereby appointed the initial registered agent of this Association.

ARTICLE VIII
INCORPORATORS

The names and addresses of the original incorporators of said corporation shall be:

<u>NAME</u>	<u>ADDRESS</u>
R. Jay Kailey	2600 Austin National Bank Tower Austin, Texas 78701
Charles B. Kreutz	2600 Austin National Bank Tower Austin, Texas 78701

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Larry W. Langley

2600 Austin National Bank Tower
Austin, Texas 78701

ARTICLE IX
DISSOLUTION

The Association may be dissolved with the affirmative vote of not less than two-thirds (2/3) of each class of members and the affirmative vote of each first mortgagee. Upon dissolution of the Association, other than incident to a merger consolidation, the assets of the Association shall be granted, conveyed and assigned to a non-profit corporate association, trust or other organization to be devoted to such similar purposes.

ARTICLE X
AMENDMENTS

Amendment of these Articles shall require the assent (by vote or written consent) of seventy-five percent (75%) of the entire membership together with the affirmative vote of each first mortgagee.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, we, the undersigned constituting the incorporators of this Association, have executed these Articles of Incorporation this [4th] day of February, 1981.

R. Jay Bailey
R. Jay Bailey

Charles B. Kreutz
Charles B. Kreutz

Larry W. Langley
Larry W. Langley

SWORN TO February 4, 1981

Theresa B. Kuban
Notary Public - State of Texas
THERESA B. KUBAN
Commission Expires: 5/29/84

Non-Profit



The State of Texas

SECRETARY OF STATE

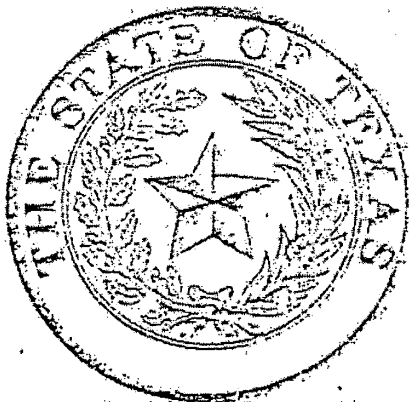
CERTIFICATE OF INCORPORATION
OF

WILLIAMSBURG HOME OWNERS' ASSOCIATION, INC.
CHARTER NO. 548926

The undersigned, as Secretary of State of the State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Dated FEB 5 19 81



Secretary of State

ceb

After recording, please return to:

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

File Server:CLIENTS:Williamsburg HOA (Austin):NoticeDedictoryInstruments 8-3.doc



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 29 2016 02:33 PM

FEE: \$ 54.00 2016142351