

**ARTICLES OF INCORPORATION  
OF  
BRUSHY CREEK RANCH OWNERS ASSOCIATION, INC.**

The undersigned natural person of the age of eighteen (18) years or more, being a citizen of the State of Texas, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE ONE**

The name of the corporation is Brushy Creek Ranch Owners Association, Inc., hereinafter sometimes referred to as the "Corporation" or "Association."

**ARTICLE TWO**

The Corporation is a non-profit corporation.

**ARTICLE THREE**

The period of its duration is perpetual.

**ARTICLE FOUR**

The Corporation is organized for the following purposes: to maintain and administer the common facilities of the land comprising the Brushy Creek Ranch subdivision, located in Bandera County, Texas; to collect and disburse the assessments and charges set forth in any declaration of covenants and restrictions which may be filed of record for such real property, including any amended or supplemental declarations thereto, and for all additional properties which may come within the jurisdiction of the Association by annexation; and for such other lawful non-profit purposes as the Corporation may determine. The Corporation shall be operated exclusively for such purposes, and no part of its net earnings shall inure to the benefit of any private shareholder or individual, no substantial part of its activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office. The Corporation shall have all powers allowed by the law of Texas to be exercised by non-profit corporations.

**ARTICLE FIVE**

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

Kelly M. Ranson \_\_\_\_\_  
P. O. Box 90010 \_\_\_\_\_  
San Antonio, Texas 78209 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The number of directors may be changed to not less than three (3), nor more than five (5) directors, by amendment to the bylaws of the Association.

**ARTICLE SIX**

The street address of the initial registered office of the Corporation is 5108 Broadway, Suite 205, San Antonio, Texas 78209, and the name of its registered agent at such address is Kelly M. Ranson.

**ARTICLE SEVEN**

The Corporation is a non-profit corporation, without capital stock, organized solely for non-profit purposes, and no director, officer or employee of the Corporation, nor any individual having a personal or private interest in the activities of the Corporation, shall ever be lawfully entitled to receive any profit from the operations of the Corporation, except reasonable compensation for services rendered in carrying out one or more of its stated purposes. The Corporation shall not engage in, and none of its funds or property shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation.

**ARTICLE EIGHT**

Every person or entity who is a record owner of a fee or undivided interest in any lot situated in the Brushy Creek Ranch subdivision, in Bandera County, Texas, and such additional lands as may become subject to the jurisdiction and assessment of the Association, shall be a member of the Association; provided, however, that any person or entity holding an interest in any such lot or lots merely as security for the performance of an obligation shall not be a member. The Association may issue certificates to its members to evidence their membership. Members shall be entitled to one vote for each lot in which they hold the interest required for membership by this Article Eight. When more than one person is the owner of any lot, all such persons shall be members, and the vote of such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot.

**ARTICLE NINE**

The Association shall be entitled to indemnify its officers, directors, and those acting on its behalf, including members of an architectural control committee or other similar committee, to the fullest extent allowed by the Texas Non-Profit Corporation Act or other applicable law.

**ARTICLE TEN**

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the membership of the Association.

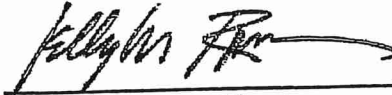
**ARTICLE ELEVEN**

The name and address of the incorporator is:

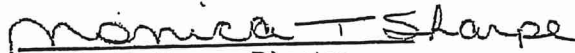
Kelly M. Ranson  
P. O. Box 90010  
San Antonio, Texas 78209

EXECUTED to be effective as of the 8<sup>th</sup> day of December, 2005.

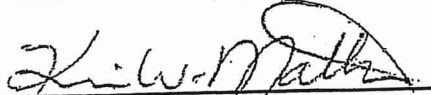
INITIAL DIRECTORS:



Kelly M. Ranson, Director



Monica T. Sharpe, Director



Kevin W. Matheny, Director

The Articles of Incorporation of Brushy Creek Ranch Owners Association, Inc., effective December 8, 2005, is being filed with the County of Bandera to comply with the Texas Property Code, Title 11, Chapter 209.

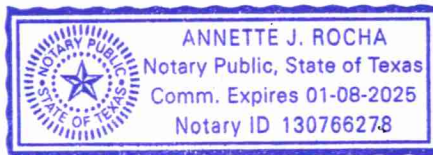
Brushy Creek Ranch Owners Association, Inc., a Texas nonprofit corporation.

By: Thomas A. Akin  
Brushy Creek Ranch Owners Association  
Thomas A. Akin, Treasurer, Board of Directors

State of Texas  
County of Bandera

Before me, the undersigned authority, on this day personally appeared Thomas A. Akin, Treasurer of Brushy Creek Ranch Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of September, 2024.



Annette J. Rocha  
Notary Public, State of Texas

Please return to:  
Hand Delivered To  
Brushy Creek Ranch Owners Association  
1121 Summit Rd.  
Lakehills, Tx. 78063  
Attn: Thomas A. Akin, Treasurer

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.  
STATE OF TEXAS  
COUNTY OF BANDERA  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Bandera County as stamped hereon by me.  
Sep 27, 2024  
Andie Harfield, County Clerk  
Bandera County

Filed for Record in:  
Bandera County  
On: Sep 27, 2024 at 12:18P  
As a  
Recording  
Document Number: 00266295  
Amount 37.00  
Receipt Number - 178690  
By:  
Dorothy Koch