

ARTICLES OF INCORPORATION
OF
FEATHER BAY OWNERS ASSOCIATION

FILED
In the Office of the
Secretary of State of Texas
AUG 02 2004

Article I

Corporations Section

NAME

The name of the corporation is Feather Bay Owners Association, hereafter called the "Association."

Article II

The corporation is a non-profit corporation.

Article III

The period of its duration is perpetual.

Article IV

PRINCIPAL OFFICE

The principal office of the Association is located at 6680 FM 2632, Brownwood, Texas 76801.

Article V

REGISTERED AGENT

Danny R. Smith, whose address is 6680 FM 2632, Brownwood, Texas 76801, is hereby appointed the initial registered agent of this Association.

Article VI

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, 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 those certain tracts of property described in various Declarations of Restrictions, Covenants and Conditions of Feather Bay Properties in Brown County, Texas; and to promote the health, safety and welfare of the residents within the above-described properties and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for this purpose 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 those certain Declarations applicable to the property, and as the same may be amended from time to time as therein provided, said Declarations being more fully described as follows:

(1) Declarations regarding Feather Bay Subdivision, Phase I, recorded in Volume 4, page 119, Plat Records of Brown County, Texas, and in Volume 923, page 769, Volume 931, page 475, Volume 935, page 241, and in Volume 967, page 130, Real Property Records of Brown County, Texas.

(2) Declaration of Crown Point Subdivision as shown in Volume 962, page 359, Volume 962, page 371, and Volume 962, page 790, Real Property Records of Brown County, Texas.

(3) Declaration of Oak Ridge Estates Addition, Phase II, as shown in Volume 968, page 755, and in Volume 968, page 839, Real Property Records of Brown County, Texas.

(4) Declaration of Oak Ridge Estates Addition, Phase I, as shown in Volume 961, page 520, and in Volume 962, page 117, Real Property Records of Brown County, Texas.

(5) Declaration of Thompson's Subdivision and George Baugh's Lake Brownwood Front Subdivision recorded in Volume 1335, page 283, Real Property Records of Brown County, Texas.

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declarations; 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 of twenty percent (20%) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of fifty percent (50%) of each class of members; and

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

Article VII

MEMBERSHIP

Every person or entity who is a record owner of a 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. Whenever the legal ownership of any Lot in any Subdivision passes from one person to another, by whatever means, it shall not be necessary that any instrument provide for transfer of membership in the Association, and no certificate of membership need be issued.

Article VIII

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all the members of the Association, with the exception of the Declarant. Class A members shall be entitled to one vote for each Lot in the Subdivision in which they hold an ownership interest. When more than one person holds such an interest in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine; providing, however, that in no event shall more than one vote be cast with respect to any such Lot.

Class B. The Class B members shall be the Declarant. The Class B member shall be entitled to three (3) votes for each Lot in the Subdivision in which it holds the interest required for membership in the Association; provided, however, that the Class B membership shall cease and become converted to Class A membership on the happening of whichever of the following events occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) Three (3) years after the sale by Feather Bay Partners, LTD. of the first Lot.

Article IX

BOARD OF DIRECTORS

The Association shall act through a Board of Directors composed of not less than three (3) nor more than five (5) members that shall manage the affairs of the Association. Each initial Director shall serve until his successor is duly elected and qualified in accordance with the Articles and Bylaws of the Association. The names and addresses of the persons who are to serve as the initial directors are:

Name	Address
<u>Danny R. Smith</u>	<u>2501 Stonegate Drive, Abilene, Tx 79606</u>
<u>Mark Cary</u>	<u>1236 Iberis Rd, South, Tuscola, Tx 79562</u>
<u>Jay Savage</u>	<u>600 Tower Court, Coppell, Tx 75019</u>

Article X

AMENDMENTS

Amendment of these Articles shall require the assent of fifty percent (50%) of the entire membership.

Article XI

ANNEXATION OF ADDITIONAL PROPERTIES

The Association may, at any time, annex additional residential properties and common areas to the Properties described in Article VI, and so add to its membership under the provisions of Article VII, provide that any such annexation shall have the assent of fifty percent (50%) of the entire Class A membership and fifty percent (50%) of the entire Class B membership, if any.

Article XII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the entire Class A membership and seventy-five percent (75%) of the entire Class B membership, if any. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be applied and distributed in accordance with Art. 1396-6.02 of the Texas Non-Profit Corporation Act, or its successor statute.

Article XIII

MEETINGS FOR ACTIONS GOVERNED BY ARTICLES XI THROUGH XII


In order to take action under Articles XI through XII, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members no less than 30 day nor more than 60 days in advance of the meeting. The presence of members or of proxies entitled to cast fifty percent (50%) of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half of the required quorum of the preceding devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that a required dedication on dissolution is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

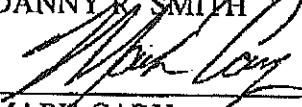
Article XIV

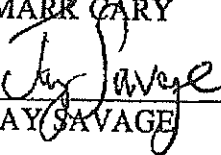
The names and post office addresses of each Incorporator are:

NAME	ADDRESS
<u>Danny R. Smith</u>	<u>2501 Stonegate Drive, Abilene, Tx 79606</u>
<u>Mark Cary</u>	<u>1236 Iberis Rd. South, Tuscola, Tx 79562</u>
<u>Jay Savage</u>	<u>600 Tower Court, Coppell, Tx 75019</u>

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 29th day of June, 2004.



 DANNY R. SMITH


 MARK CARY


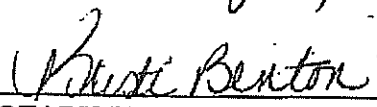
 JAY SAVAGE

STATE OF TEXAS
 COUNTY OF BROWN

Before me, a notary public, on this day personally appeared DANNY R. SMITH, known to me to be the person whose name is 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 13th day of July, 2004.



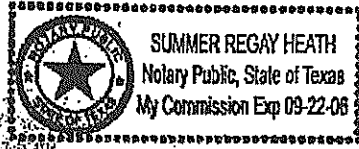


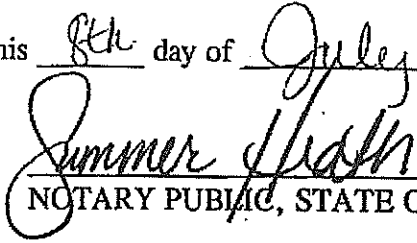
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF Taylor

Before me, a notary public, on this day personally appeared MARK CARY, known to me to be the person whose name is 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 8th day of July, 2004.



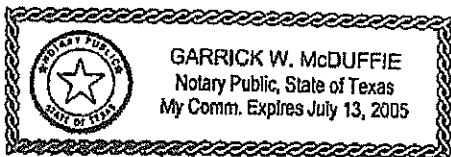


 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF Dallas

Before me, a notary public, on this day personally appeared JAY SAVAGE, known to me to be the person whose name is 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 29 day of June, 2004.



Garrick W. McDuffie
NOTARY PUBLIC, STATE OF TEXAS



Office of the Secretary of State

CERTIFICATE OF INCORPORATION OF

Feather Bay Owners Association
Filing Number: 800371954

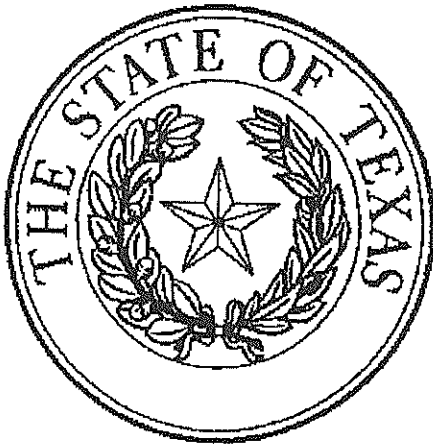
The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 08/02/2004

Effective: 08/02/2004



A handwritten signature in black ink, appearing to read "G. Connor".

Geoffrey S. Connor
Secretary of State

Form 424

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate
of Amendment**

Filing Fee: See instructions

Filed in the Office of the
Secretary of State of Texas
Filing #: 800371954 09/27/2019
Document #: 916615030004
Image Generated Electronically
for Web Filing

Entity Information

The filing entity is a: **Domestic Nonprofit Corporation**

The name of the filing entity is: **Feather Bay Owners Association**

The file number issued to the filing entity by the secretary of state is: **800371954**

Amendment to Name

The amendment changes the formation document of the filing entity to change the article or provision that names the entity. The article or provision is amended to read as follows:

The name of the filing entity is:

Hideout Resort Owners' Association, Inc.

A letter of consent, if applicable, is attached.

Statement of Approval

The amendment has been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is: **October 1, 2019**

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and declares under penalty of perjury that the undersigned is authorized under the Texas Business Organizations Code to execute the filing instrument.

Date: **September 27, 2019**

William Palmer

Signature of authorized person

FILING OFFICE COPY

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 1905900

FILED FOR REGISTRATION SEPTEMBER 27, 2019 04:21PM 3PGS \$34.00

SUBMITTER: HIDEOUT RESORT OWNERS ASSOCIAT

RETURN TO:

HIDEOUT RESORT OWNERS ASSOCIATION I
6284 FM 2632
BROWNWOOD TX 76801

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



Filed in the Office of the
Secretary of State of Texas
Filing #: 800371954 05/16/2022
Document #: 1148904730004
Image Generated Electronically
for Web Filing

Filing Fee: See Instructions

**Statement of Change of
Registered Office/Agent**

Entity Information

The name of the entity is :

Hideout Resort Owners' Association, Inc.

The file number issued to the entity by the secretary of state is: **800371954**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

Stephen Bello

185 Hideout Lane, Brownwood, TX, USA 76801

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Earl M. Jones Jr

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **May 16, 2022**

Earl M. Jones, Jr.

Signature of authorized person(s)



Office of the Secretary of State

CERTIFICATE OF FILING OF

Hideout Resort Owners' Association, Inc.
File Number: 800371954

The undersigned, as Secretary of State of Texas, hereby certifies that the statement of change of registered agent/office for the above named entity has been received in this office and has been found to conform to law.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 05/16/2022

Effective: 05/16/2022



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State

Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Statement of Change of
Registered Office/Agent**

Filed in the Office of the
Secretary of State of Texas
Filing #: 800371954 02/15/2022
Document #: 1120793320003
Image Generated Electronically
for Web Filing

Filing Fee: See Instructions

Entity Information

The name of the entity is :

Hideout Resort Owners' Association, Inc.

The file number issued to the entity by the secretary of state is: **800371954**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

Ronald G Newman Jr

1381 Wald Rd., Ste B., New Braunfels, TX, USA 78132-6878

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Stephen Bello

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

185 Hideout Lane, Brownwood, TX, USA 76801

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **February 15, 2022**

William Palmer

Signature of authorized person(s)

FILING OFFICE COPY



Office of the Secretary of State

CERTIFICATE OF FILING OF

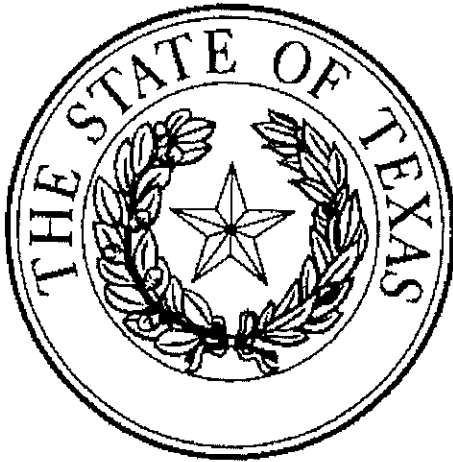
Hideout Resort Owners' Association, Inc.
File Number: 800371954

The undersigned, as Secretary of State of Texas, hereby certifies that the statement of change of registered agent/office for the above named entity has been received in this office and has been found to conform to law.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 02/15/2022

Effective: 02/15/2022



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State



**Acceptance of Appointment
and
Consent to Serve as Registered Agent
§5.201(b) Business Organizations Code**

The following form may be used when the person designated as registered agent in a registered agent filing is an individual.

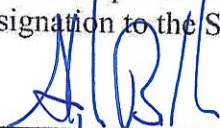
Acceptance of Appointment and Consent to Serve as Registered Agent

I acknowledge, accept and consent to my designation or appointment as registered agent in Texas for
Hideout Resort Owners' Association, Inc

Name of represented entity

I am a resident of the state and understand that it will be my responsibility to receive any process, notice, or demand that is served on me as the registered agent of the represented entity; to forward such to the represented entity; and to immediately notify the represented entity and submit a statement of resignation to the Secretary of State if I resign.

x:


Signature of registered agent

Stephen Bello

Printed name of registered agent

2/15/2022

Date (mm/dd/yyyy)

TEXAS SECRETARY of STATE
JOHN B. SCOTT

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



John B. Scott
Secretary of State

Office of the Secretary of State

Transaction Receipt

Session ID: 021522WM4123
Document #: 1120793320003
February 15, 2022

SOSDirect has received your document submission or your order for copies of or certificates related to records on file with the secretary of state. This receipt is not evidence that the secretary of state has approved the document for filing. All documents must be reviewed for statutory compliance before filing. You will be notified by email when the document is filed or rejected and when the order has been processed. Please make note of the document number referenced above so that you may track the progress of the document or order.

Expected response times for the following are:

- Filings within 4 business days;
- Copies (certified or plain) within 4 business days.

If you are not in receipt of your notification within this timeframe, please contact sosdirect@sos.texas.gov or call (512) 475-2755 for assistance.

Thank you for allowing us to assist you with your request. To return to the Business Organizations menu, please [click here](#).



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

Hideout Resort Owners' Association, Inc.
800371954

[formerly: Feather Bay Owners Association]

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Amendment for the above named entity has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 09/27/2019

Effective: 10/01/2019



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State