

SCANNED



AFTER RECORDING RETURN TO:

ProComm

300 E. Sonterra Suite 350

San Antonio, Texas

78216



PRESTON HOLLOW HOMEOWNERS ASSOCIATION
COMMUNITY MANUAL

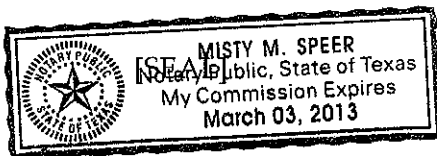
The undersigned hereby certifies that he/she is the duly elected, qualified and acting ~~Secretary~~ ^{President} of the Preston Hollow Homeowners Association, a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Community Manual of the Association adopted by the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 28 day of DECEMBER, 2011.

KARY MORAWIETZ ~~Secretary~~ ^{PRESIDENT}

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me of this 28 day of December 2011, by Kary Morawietz, the ~~Secretary~~ ^{PRESIDENT} of the Preston Hollow Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.



Notary Public Signature

In the event of a conflict between the terms and provisions of the Restrictions (defined below) or any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

PRESTON HOLLOW HOMEOWNERS ASSOCIATION

COMMUNITY MANUAL

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ATTACHMENT 1

CERTIFICATE OF FORMATION OR ARTICLES OF INCORPORATION



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION
OF

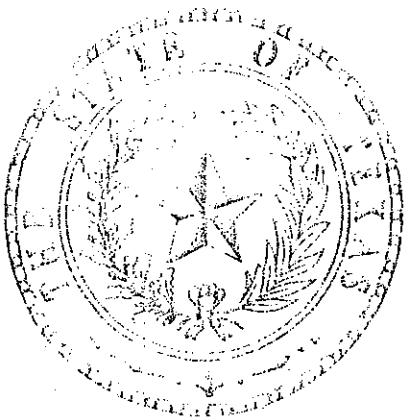
PRESTON HOLLOW HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01267780

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE
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 CORPORATE 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 APR. 19, 1993



John Hannah Jr.
Secretary of State

COPY

ARTICLES OF INCORPORATION
OF
PRESTON HOLLOW HOMEOWNERS ASSOCIATION

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

ARTICLE ONE

The name of the corporation is PRESTON HOLLOW HOMEOWNERS ASSOCIATION, hereinafter sometimes referred to as "corporation" or "Association".

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purposes for which this corporation is organized are: to maintain and administer the Common Facilities of Preston Hollow Unit 1 Subdivision, Bexar County, Texas, according to plat recorded or to be recorded in the Deed and Plat Records of Bexar County, Texas, ("the Subdivision"), and such additional lands as may be brought within the jurisdiction of the Association; to administer

and enforce the covenants and restrictions for the Subdivision and such additional lands; to collect and disburse the assessments and charges due the Association as set forth in the Declaration of Covenants and Restrictions for Lots within the Subdivision, including any Amended or Supplemental Declarations thereto, and all such additional lands; and for such other lawful non-profit purposes as the Corporation may determine that are not inconsistent herewith and are permitted to be performed by a Texas non-profit corporation. The corporation shall be operated exclusively for such purposes, and no part of its net earnings shall inure to the benefit of any private individual or Member, 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:

<u>NAME</u>	<u>ADDRESS</u>
Lloyd A. Denton, Jr.	3330 Oakwell Court, Suite 110 San Antonio, Texas 78218

Daniel D. Kossel

3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

Thomas J. Cantwell

3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

The number of directors may be changed to not less than three, nor more than nine directors by amendment to the By-Laws of the Association. After the first annual meeting, each director shall serve a staggered term of three years. At the first annual meeting, three directors shall be elected, one with a term of three years, one with a term of two years, and one with a term of one year.

ARTICLE SIX

The street address of the initial registered office of the corporation is 3330 Oakwell Court, Suite 110, San Antonio, Texas, and the name of its initial registered agent at such address is Lloyd A. Denton, Jr.

ARTICLE SEVEN

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Lloyd A. Denton, Jr.	3330 Oakwell Court, Suite 110 San Antonio, Texas 78218

ARTICLE EIGHT

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 NINE

Every person or entity who is a record owner of a fee or undivided interest in any Lot situated in PRESTON HOLLOW UNIT 1 SUBDIVISION, Bexar 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.

ARTICLE TEN

The Association shall have two (2) classes of voting membership: "Class A" Members shall be all members other than the "Class B" Member.

Class A Members shall be every person or entity as defined in Article Nine, with the exception of PRESTON HOLLOW JOINT VENTURE, its successors and assigns. Class A Members shall be entitled to one vote for each Lot in which they hold the interest required for

membership by Article Nine. 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.

The Class B Members shall be PRESTON HOLLOW JOINT VENTURE, provided that PRESTON HOLLOW JOINT VENTURE may assign its Class B membership, or a portion thereof, to an individual or corporate home builder ("Builder Member"), and such assignee shall be a Class B member. The Class B Member shall be entitled to three votes for each Lot in which it holds the interest required by Article Nine, provided that the Class B membership shall cease and become converted to a Class A membership on the happening of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) On January 1, 2010.

From and after the happening of these events, whichever occurs earlier the Class B Member shall be deemed to be a Class A Member entitled to one vote for each Lot in which it holds the interest required for membership under Article Nine.

ARTICLE ELEVEN

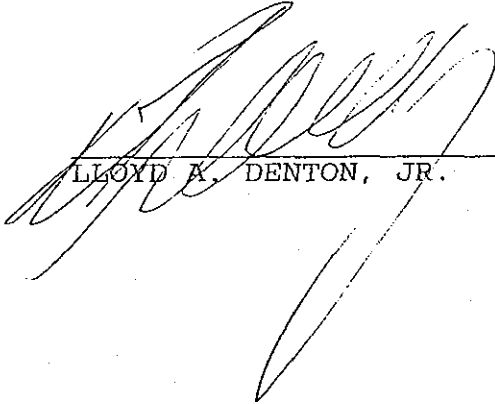
The Association shall be entitled to indemnify its officers, directors, and those acting on its behalf, including members of an Architectural Control Committee or other similar committee, to the

fullest extent allowed by the Texas Non-Profit Corporation Act or other applicable law.

ARTICLE TWELVE

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

IT WITNESS WHEREOF, I have hereunto set my hand this 14 day of April, 1993.



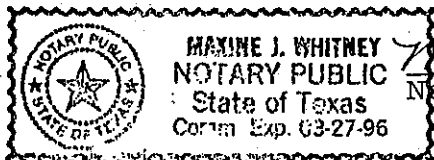
LLOYD A. DENTON, JR.

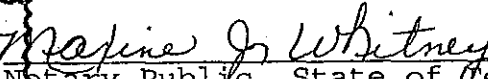
THE STATE OF TEXAS

COUNTY OF BEXAR

Before me, a notary public, on this day personally appeared LLOYD A. DENTON, JR., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements contained therein are true and correct.

Given under my hand and seal this 14th day of April, 1993.





Notary Public, State of Texas

FILED
In the Office of the
Secretary of State of Texas

APR 19 1993

Corporations Section

ARTICLES OF INCORPORATION
OF
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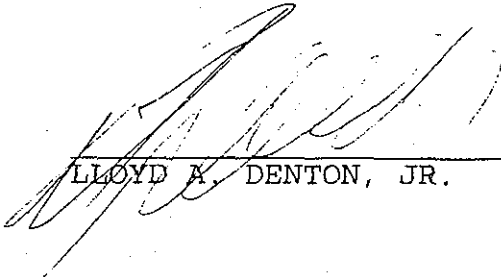
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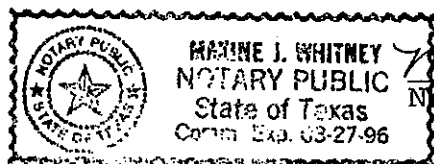
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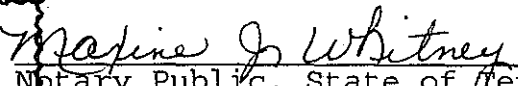
THE STATE OF TEXAS

COUNTY OF BEXAR

Before me, a notary public, on this day personally appeared LLOYD A. DENTON, JR., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements contained therein are true and correct.

Given under my hand and seal this 14th day of April, 1993.





Notary Public, State of Texas

ATTACHMENT 2

BYLAWS