

ARTICLES OF INCORPORATION

JUL 6 1979

OF

POSADA DEL REY CONDOMINIUM OWNERS' ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting as incorporators 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 POSADA DEL REY CONDOMINIUM OWNERS' ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

To manage, administer, operate, enforce, and otherwise implement, in any and all ways, the maintenance, operation and affairs of Posada Del Rey Condominiums, a residential condominium project located in Austin, Travis County, Texas, established pursuant to the Texas Condominium Act, Article 1301a, Texas Revised Civil Statutes, to exercise and perform all of the functions of a "Council of Co-Owners", as that term is defined in such Act, and to perform any and all things that may be permitted or required by the Declaration of Condominium Regime pertaining to said condominium project.

Generally, to carry out any other activity in connection with the foregoing and to have and exercise all the powers conferred by the laws of Texas upon non-profit corporations formed under the Texas Non-Profit Corporation Act.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 510 Baylor Street, Austin, Texas 78703, and the name of its initial registered agent at such address is Robert Barnstone.

ARTICLE SIX

The number of directors constituting the initial board of directors of the corporation is three (3) and the names and addresses of the person who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Robert Barnstone	510 Baylor Street Austin, Texas 78703
Barbara St. Clair	510 Baylor Street Austin, Texas 78703
Anne G. Perlitz	1301-A West 13th Street Austin, Texas 78703

ARTICLE SEVEN

The name and street address of the incorporators are:

<u>Name</u>	<u>Address</u>
Robert Barnstone	510 Baylor Street Austin, Texas 78703
Barbara St. Clair	510 Baylor Street Austin, Texas 78703
John B. McFarland	2300 Austin National Bank Tower Austin, Texas 78701

ARTICLE EIGHT

Voting rights shall be vested in the Members of the corporation as set forth in the Declaration of Condominium Regime, recorded in the Condominium Records of Travis County, Texas, whereby Posada Del Rey Condominiums is established as a condominium regime.

IN, WITNESS WHEREOF, we have hereunto set our hands, this 1st day of July, 1979.

Robert Barnstone
Robert Barnstone

Barbara St. Clair
Barbara St. Clair

John B. McFarland
John B. McFarland

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THE STATE OF TEXAS S
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COUNTY OF TRAVIS S

I, Diana Clanton a Notary Public, do hereby certify that on this 2 day of July, 1979, personally appeared before me, Robert Barnstone, Barbara St. Clair and John B. McFarland, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Diana Clanton
Notary Public in and for Travis County,
TEXAS

My commission expires:

July 12, 1980