

ARTICLES OF ASSOCIATION
OF
GEOLA ESTATES PROPERTY OWNER'S ASSOCIATION

PREAMBLE

We, the undersigned, natural persons over the age of eighteen (18) years, all of Llano County, Texas, and all being resident property owners in Geola Estates, a subdivision in said Llano County, Texas, having been duly elected Trustees at a general meeting of all the property owners (both resident and non-resident) in said subdivision held at Geola Estates, Llano County, Texas, on December 4, 1982, after due notice thereof having been given of the call of the same, and at which meeting said Trustees were commissioned a committee to draft Articles and By-Laws for the government of an association of said property owners, hereby adopt the following Articles of Association.

ARTICLE I: PURPOSES

The Geola Estates Property Owner's Association is a non-profit organization, as that term is defined in the Texas Non-Profit Corporation Act," (Act. 1396, V.A.T.S.), organized for the following purposes:

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Section 1. To acquire from the developer and hold, for the use and benefit of all its members, the supervision of all parks, and other property and facilities dedicated to the public use, as shown by map or plat of Geola Estates, a subdivision in Llano County, Texas, recorded in Book 2, Page 50, of the Plat Records of said Llano County, Texas:

Section 2. To maintain, repair and improve the property so held in the Association name:

Section 3. To collect the annual assessment of \$20.00 per lot as provided in the covenants and conditions set forth and contained in the various deeds to the property owners from Geola Estates and recorded in the Deed Records of Llano County, Texas, and to account for and disburse the same in accordance with the by-laws of the Association.

ARTICLE III: OFFICERS

The officers of the Association shall be a President, Vice-President, and a Secretary-Treasurer. The Board of Trustees shall have sole authority to appoint the officers from the resident property owners, provided, however, the Chairman of the Board shall not hold any appointive office. The duties of the officers shall be as set forth and contained in the By-Laws.

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ARTICLE II: MEMBERSHIP

All persons (which term shall include a family unit as one (1) person) presently owning, or who may in the future, acquire property in said subdivision shall automatically become members of the Association, and membership shall create a lien on each lot respectively in event of the default in payment of the annual assessment. Membership shall automatically cease upon the disposition or sale of the member's property, and any unpaid assessment shall immediately become due and payable.

ARTICLE III: TRUSTEES

Section 1. A Board of Trustees, consisting of five (5) resident property owners is hereby established. The term of office, except as herein provided, shall be three (3) years. The duties, responsibilities and authority of the Board shall be as set forth and contained in the by-laws.

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Section 2. The initial Board shall be divided into three (3) classes: The first class shall consist of one (1) member and the second (2) and third (3) classes shall consist of two (2) members. The trustee of the first class shall vacate the office at the expiration of one (1) year; of the second class at the expiration of two (2) years, and of the third class at the expiration of three (3) years. Classes shall be determined by lot at the first meeting of the Board.

Section 3. No person shall be elected as trustee more than twice, and no person who has served as trustee for more than eighteen (18) months of a term for which another person was elected shall be elected more than once. This provision shall not apply to any person who has served as trustee after the expiration of one (1) year from the date he vacated his office.

Section 4. The Board shall select, from among its members, a Chairman, Vice-Chairman, and Secretary, whose duties shall be set forth and contained in the by-laws.

ARTICLE IV: OFFICERS

The officers of the Association shall be a President, Vice-President, and a Secretary-Treasurer. The Board of Trustees shall have sole authority to appoint the officers from the resident property owners, provided, however, the Chairman of the Board shall not hold any appointive office. The duties of the officers shall be as set forth and contained in the by-laws.

ARTICLE V: MEETINGS

Section 1. The Board of Trustees shall meet on Saturday of the first week in the months of January and July, at such time and place as the Chairman shall designate. Written notice of such time and place shall be mailed or delivered to each Board Member not less than fifteen (15) days prior to such meeting. In the event such Saturday is a legal holiday, such meeting shall be held on the first Saturday following which is not a legal holiday.

Section 2. The officers shall meet at such times and places as the President shall designate for the orderly conduct of the business of the Association. Notice of such meeting shall be given by the most convenient means, but not less than three (3) days in advance.

Section 3. A general meeting of the membership shall be held the first Saturday of May of each year in Geola Estates, Llano County, Texas, at a time and place to be determined by the Board of Trustees. Written notice of such meeting shall be mailed at least thirty (30) days in advance to each member at his last known address. The purpose of the meeting shall be the election of Trustees and the transaction of such other business as may come before the meeting.

ARTICLE VI: LIABILITY

Section 1. No member shall have authority to bind the association in contract without the express written consent of the Board of Trustees. Such consent shall be signed by the Chairman and Secretary.

Section 2. No member of the Association shall be held liable in tort for the acts, conduct or omissions of any other member; nor for bodily injury or property damage suffered by any other member or the general public while utilizing the facilities of the Association.

ARTICLE VII: AMENDMENTS

These articles may be amended from time to time as fit the needs of the Association. Procedures for proposing, adopting, or rejecting amendments shall be as set forth and contained in the by-laws.

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RATIFICATION: These articles shall become binding upon all property owners in said subdivision immediately after the date of a copy thereof is recorded in the Office of the County Clerk of Llano County, Texas.

EXECUTED this the fourth day of December, A.D., 1982.

SIGNED:

Marvin Butz

Marvin Butz

Darryl Gokendolpher

Darryl Gokendolpher

Robert G. Fones

Robert G. Fones

Jerome W. Kirby

Jerome W. Kirby

W.A. Russell

W. A. Russell

Filed for Record the 13 day of Dec, 1982 at

9 o'clock A.M.

Recorded the 20 day of Dec, 1982 at 10³⁰ o'clock A.M.

H. A. Raessner, County Clerk, Llano County, Texas

By Luella Patten Deputy