



Office of the Secretary of State

CERTIFICATE OF FILING OF

The Settlement Owners Association, Inc.
File Number: 803414496

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation 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.

The issuance of this certificate 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: 09/06/2019

Effective: 09/06/2019



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

Ruth R. Hughs
Secretary of State

FILED
In the Office of the
Secretary of State of Texas
SEP 06 2019

**CERTIFICATE OF FORMATION OF
THE SETTLEMENT OWNERS ASSOCIATION, INC.**

Corporations Section

I, the undersigned, natural person of the age of twenty-one years or more, being a citizen of the State of Texas, acting as the incorporator of a corporation under the Texas Business Organizations Code, do hereby adopt the following Certificate of Formation for such Corporation:

**ARTICLE I.
NAME**

The name of the Corporation is The Settlement Owners Association, Inc., hereinafter referred to as the "Corporation" or the "Association."

**ARTICLE II.
NONPROFIT**

The Corporation is a nonprofit corporation.

**ARTICLE III.
PURPOSES**

The purposes of the Corporation shall be all lawful purposes of a nonprofit corporation, including but not limited to governing The Settlement Subdivision, Wilson County, Texas, administering the Declaration of Covenants, Conditions and Restrictions for The Settlement, as it now exists and as it may hereinafter be amended, maintaining and administering the common area of The Settlement Subdivision, and the common area of any additional properties which may come within the jurisdiction of the Association, collecting and disbursing the assessments and charges under the Declaration of Covenants, Conditions and Restrictions for The Settlement, and similarly dealing with all additional properties which may come within the jurisdiction of the Association by annexation or otherwise, and all other property, real, personal and mixed which the Association may acquire.

**ARTICLE IV.
MEMBERSHIP**

Every record owner, whether one or more persons or entities, of fee simple title 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.

**ARTICLE V.
VOTING RIGHTS**

The Association shall have the classes of membership and voting rights as set forth in the Bylaws of the Association.

**ARTICLE VI.
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by governing authority, hereby designated as a Board of Directors. There shall be three Directors. The number of Directors may be changed by amendment of the Bylaws of the Association. Until the first election of the Directors the three Initial Directors, listed in Article X, shall so serve.

At the first annual meeting following expiration of Developer Control (as set forth in the Bylaws), Members shall elect the entire Board of Directors as follows: one Director shall be elected for a term of one year, one Director shall be elected for a term of two years, and one Director shall be elected to a term of three years; thereafter, all Directors shall be elected for three year terms.

**ARTICLE VII.
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed in the manner provided by Section 22.304, Texas Business Organizations Code.

**ARTICLE VIII.
AMENDMENTS**

Amendment of this Certificate shall require the assent of three-fourths (3/4) of the membership.

**ARTICLE IX.
REGISTERED AGENT**

The street address of the initial registered office of the Corporation is 174 County Road 360, La Vernia, TX 78121, and the name of its registered agent at such address is Brandon Rose.

ARTICLE X.
INITIAL BOARD OF DIRECTORS

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:

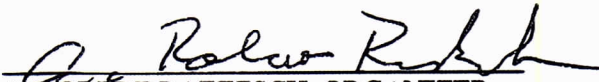
Brandon Rose	P.O. Box 1179, La Vernia, TX 78121
Will Rose	P.O. Box 430, La Vernia, TX 78121
Lee Edwards	128 CR 360, La Vernia, TX 78121

ARTICLE XI.
ORGANIZER

The name and street address of the Organizer is:

A. Robert Raetzsch
202 N. Camp
Seguin, TX 78155

Executed this the 26th day of August, 2019.


A. ROBERT RAETZSCH, ORGANIZER