

**FILED**  
In the Office of the  
Secretary of State of Texas

**JAN 28 2019**

**CERTIFICATE OF FORMATION OF  
WESTERN WAY 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 Western Way 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 Western Way Subdivision, Wilson County, Texas, administering the Declaration of Covenants, Conditions and Restrictions for Western Way Subdivision, as it now exists including any additional properties which may come within the jurisdiction of the Association and as it may hereafter be amended, maintaining and administering the common area, if any, maintaining and repairing the water detention ponds for the Subdivision and drainage Easements shown on the Plat of Western Way Subdivision, maintaining, collecting and disbursing the assessments and charges under the Declaration of Covenants, Conditions and Restrictions for Western Way Subdivision, 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 Board of 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 10966 Hwy 87 South, Adkins, TX 78101 and the name of its registered agent at such address is Daniel Friesenhahn, Jr.

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:

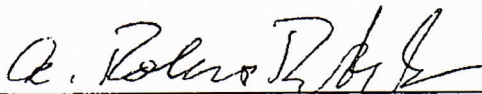
Daniel Friesenhahn, Jr.	10966 Hwy 87 South, Adkins, TX 78101
Shelley Friesenhahn	10966 Hwy 87 South, Adkins, TX 78101
Sandra Friesenhahn	10966 Hwy 87 South, Adkins, TX 78101

ARTICLE XI.  
ORGANIZER

The name and street address of the Organizer is:

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

Executed this the 25th day of January, 2019.



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A. ROBERT RAETZSCH,  
ORGANIZER