



## Office of the Secretary of State

February 23, 2022

Attn: Anne M Odefey

Anne M Odefey  
P.O. Box 9  
Port Lavaca, TX 77979 USA

RE: Twisted Creek Ranch Property Owners' Association, Inc.  
File Number: 804431417

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It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <https://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at <https://www.irs.gov>.

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555  
Enclosure



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Twisted Creek Ranch Property Owners' Association, Inc.  
File Number: 804431417

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: 02/14/2022

Effective: 02/14/2022



A handwritten signature in black ink, appearing to be "John B. Scott".

John B. Scott  
Secretary of State

**Form 202**

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$25

**Certificate of Formation  
Nonprofit Corporation**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 804431417 02/14/2022  
Document #: 1120202640002  
Image Generated Electronically  
for Web Filing

**Article 1 - Corporate Name**

The filing entity formed is a nonprofit corporation. The name of the entity is :

**Twisted Creek Ranch Property Owners' Association, Inc.**

**Article 2 - Registered Agent and Registered Office**

☐ A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

**Davy Roberts**

C. The business address of the registered agent and the registered office address is:

Street Address:

**110 CR 250 Burnet TX 78611-78611**

**Consent of Registered Agent**

☐ A. A copy of the consent of registered agent is attached.

OR

☒ B. The consent of the registered agent is maintained by the entity.

**Article 3 - Management**

☐ A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

☒ B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: **Davy Roberts**

Title: **Director**

Address: **110 CR 250 Burnet TX, USA 78611-78611**

Director 2: **Allison Thomas**

Title: **Director**

Address: **110 CR 250 Burnet TX, USA 78611-78611**

Director 3: **Louis Berger**

Title: **Director**

Address: **110 CR 250 Burnet TX, USA 78611-78611**

**Article 4 - Organization Structure**

☒ A. The corporation will have members.

or

☐ B. The corporation will not have members.

**Article 5 - Purpose**

The corporation is organized for the following purpose or purposes:

**The specific primary purposes for which the association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as**

follows:

Twisted Creek Ranch Subdivision in Comanche County, Texas, according to the plat of the subdivision that will be filed of record in the Map and Plat Records of Comanche County, Texas

and to promote the health, safety, and welfare of the residents within the above-described subdivision.

In furtherance of such purposes, the association will have power to:

- (1) Perform all of the duties and obligations of the association as set forth in a certain declaration of covenants, conditions, and restrictions, referred to in these articles as the declaration, which is applicable to the subdivision and to be recorded in the public records of Comanche County, Texas;
- (2) Affix, levy, and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment of them by any lawful means; and pay all expenses related to such enforcement, and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;
- (3) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;
- (4) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (5) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;
- (6) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes for Twisted Creek Ranch Subdivision; and
- (7) Have and exercise any and all powers, rights, and privileges that a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

The association is organized and will be operated exclusively for the aforementioned purposes. The activities of the association will be financed by assessments on members as provided in the declaration, and no part of any net earnings will inure to the benefit of any member.

The Corporation is a non-profit corporation and is being organized to qualify as a tax exempt organization under the Internal Revenue Code Section 501(c)(4) as well as a tax exempt organization under the laws of the State of Texas from the payment of franchise taxes. When it dissolves, all of its assets will be distributed to the State of Texas or an organization exempt from taxes under Internal Revenue Code Section 501(c)(4) for one or more purposes exempt under the Texas franchise tax.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(4) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for purposes consistent with Section 501(c)(4) of the Internal Revenue Code.

#### Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

#### Consent\_Signed.pdf

#### Effectiveness of Filing

☒ A. This document becomes effective when the document is filed by the secretary of state.

OR

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

#### Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**110 CR 250  
Burnet, TX 78611  
USA**

#### Organizer

The name and address of the organizer are set forth below.

**Sandra Witte      P.O. Box 9, Port Lavaca, Texas 77979**

#### Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Sandra Witte**

Signature of organizer.



Form 509  
(Revised 06/15)

Submit with relevant filing  
instrument.

Filing Fee: None



**Consent to Use  
of Similar Name**

- (1) LSLP Twisted Creek Ranch, LLC

*Name and file number of the entity or individual who holds the existing name on file with the secretary of state*

consents to the use of

- (2) Twisted Creek Ranch Property Owners' Association, Inc.

*Proposed name*

as the name of a filing entity or foreign filing entity in Texas for the purpose of submitting a filing instrument to the secretary of state.

- (3) The undersigned certifies to being authorized by the holder of the existing name to give this consent. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 2/11/2022

A handwritten signature in cursive script that reads "Davy Roberts".

Signature of Authorized Person

The name "Davy Roberts" printed in a stylized, bold font.

Name of Authorized Person (type or print)

Authorized Agent

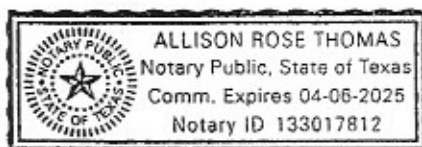
Title of Authorized Person, if any (type or print)

State of Texas

County of Comanche

This instrument was acknowledged before me on 2/14/2022 by Davy Roberts  
(date) (name of authorized person)

(Seal)

A handwritten signature in cursive script that reads "Allison Rose Thomas".  
Notary Public's signature