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July 9, 2019

Don Rackler
Chisum Trail Property Owners Association, Inc.
6491 FM 775
La Vernia, TX 78121

**RE: Certificate of Formation
Chisum Trail Property Owners Association, Inc.
Our File No. 3470 231**

Dear Mr. Rackler:

Enclosed please find the original Certificate of Formation for Chisum Trail Property Owners Association, Inc. which was filed of record on June 28, 2019.

If you have any questions, please call.

Very truly yours,



Mary S. Slater,
Legal Assistant to Tom L. Newton, Jr.

/mss

Enclosure

cc: Kevin Brown *Via Email*
3470 231/1774519



Office of the Secretary of State

CERTIFICATE OF FILING OF

CHISUM TRAIL PROPERTY OWNERS ASSOCIATION, INC.
File Number: 803356434

The undersigned, as Deputy 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 Deputy 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: 06/24/2019

Effective: 06/24/2019



A handwritten signature in black ink, appearing to read "Jose A. Esparza".

Jose A. Esparza
Deputy Secretary of State



Office of the Secretary of State

June 28, 2019

Attn: Mary Slater

Allen, Stein & Durbin, P.C.
6243 IH-10 West, 7th Floor
San Antonio, TX 78201 USA

RE: CHISUM TRAIL PROPERTY OWNERS ASSOCIATION, INC.
File Number: 803356434

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



JUN 24 2019

**CERTIFICATE OF FORMATION OF
CHISUM TRAIL PROPERTY 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 CHISUM TRAIL PROPERTY 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 Chisum Trail Subdivision in Wilson County, Texas, administering the Declaration of Covenants, Conditions and Restrictions for Chisum Trail Property Owners Association, Inc., as it now exists and as it may hereinafter be amended, maintaining and administering the common area of Chisum Trail 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 Chisum Trail Property Owners Association, Inc., 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 of 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 Unit which is subject to assessment by the Association.

**ARTICLE V.
VOTING RIGHTS**

The classes of membership and voting rights of the Members shall be as they are set forth in the Declaration of Covenants, Conditions and Restrictions for Chisum Trail.

**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 of the Association, Members shall elect the entire Board of Directors as follows: the candidate receiving the highest number of votes shall be elected for a term of three years, the candidate receiving the second-highest number of votes shall be elected for a term of two years, and the candidate receiving the third-highest number of votes shall be elected to a term of one year; 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 6491 FM 775, La Vernia, TX 78121, and the name of its registered agent at such address is Donald Rackler.

ARTICLE X.
INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Corporation is three, and the names and addresses of the persons who are to serve as the initial Directors are:

Donald Rackler	6491 FM 775, La Vernia, TX 78121
Pam Rackler	6491 FM 775, La Vernia, TX 78121
Brandon Rackler	9272 US Hwy 87 E, San Antonio, Tx 78263

ARTICLE XI.
ORGANIZER

The name and street address of the Incorporator is:

Donald Rackler
6491 FM 775
La Vernia, TX 78121

Executed this the 19 day of June, 2019.



DONALD RACKLER