

## Articles of Incorporation

### ARTICLES OF INCORPORATION of NOCONA HILLS OWNERS ASSOCIATION

We, the undersigned, natural persons of the age of twenty-one (21) years or more, all of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

#### ARTICLE I

The name of the corporation is NOCONA HILLS OWNERS ASSOCIATION.

#### ARTICLE II

The corporation is a non-profit corporation.

#### ARTICLE III

The period of its duration is perpetual.

#### ARTICLE IV

The purposes for which the corporation is organized are:

To maintain and preserve all roads and community facilities within the Nocona Hills Subdivision, including but not limited to the country club, golf course, airplane landing strip, swimming pool, beaches, tennis court, Leisure Lake, Nocona Lake, fish stocking, boat launching ramps and camping areas;

and/or

The control of the breeding and proliferation of mosquitoes and other pests;

and/or

To maintain, preserve and promote the beautification and utility of (1) Lake Nocona as it affects the Nocona Hills Subdivision, and (2) of Leisure Lake within the Subdivision, the Subdivision being all that land situated in Montague County, Texas, which shall be subdivided and developed for sale by Lake Nocona Acres, Inc.;

and/or

The enforcement of the restrictions and covenants impressed by the dedication, or dedications of Nocona Hills, a Subdivision of Montague County, Texas, as such enforcement shall be delegated by such dedication, or dedications, however, this purpose clause shall not operate as an encumbrance upon any of the land described above until such enforcement shall be established by instruments duly filed or record in Montague

County, Texas.

ARTICLE V

The post office address of its initial registered office is 1408 Continental Bank Building, Fort Worth, Texas, and the name of its initial registered agent at such address is JOHN J. RANDOL.

ARTICLE VI

The number of directors constituting the initial Board of Directors of the corporation is four (4) and the names and addresses of the persons who are to serve as the initial directors are:

John J. Randol  
1408 Continental Bank Building  
Fort Worth, Texas 76102

M.C. Malicoat  
3809 Winslow  
Fort Worth, Texas

E.J. Robinett  
800 First National Building  
Fort Worth, Texas

J. Russell Hannon  
3816 Arroyo  
Fort Worth, Texas

ARTICLE VII

The names and addresses of the incorporators are:

John J. Randol  
1408 Continental Bank Building  
Fort Worth, Texas 76102

M.C. Malicoat  
3809 Winslow  
Fort Worth, Texas

E.J. Robinett  
800 First National Building  
Fort Worth, Texas

ARTICLE VIII

The membership of this Corporation shall consist of every person or legal entity who is, or may hereafter become, the record owner of a fee interest to a lot in said Nocona Hills Subdivision, provided, however, that any such person or entity who holds such interest merely as a security for an obligation shall not be a member. Any member who sells, or otherwise disposes of (by operation of law or otherwise) such interest required for membership shall thereupon cease to be a member of the Corporation and any office which such member shall have held or any office an

agent of such member shall have held, shall be vacated by such cessation of membership.

In the event a lot in such Subdivision shall be owned by more than one person the membership rights held by the entire ownership of such lot shall constitute only one membership hereunder and each fractional owner shall own and be entitled to vote only the fractional membership interest owned by such member.

In the event the same individual owns more than one lot in said Subdivision he shall have additional votes, it being expressly conditioned that there shall be only one vote cast with respect to any individual lot.

#### ARTICLE IX

The Corporation may be dissolved only with the assent given in writing and signed by two-thirds of the members. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consistent with Article XII hereof) shall be given to every member at least thirty (30) days in advance of any action taken in connection therewith.

#### ARTICLE X

These Articles may be amended in accordance with law, PROVIDED that no amendment of Article VIII (membership and voting rights) shall be effective except as provided in the covenants and restrictions applicable to the lots in Nocona Hills Subdivision. The provisions of Article VIII will be incorporated into the covenants and restrictions applicable to the lots in the Nocona Hills Subdivision and will be part of the property interest created thereby.

#### ARTICLE XI

The Corporation shall indemnify any director or officer, or former director or officer, of the corporation for expenses and costs (including attorney's fees) actually and necessarily incurred by him in connection with any claim asserted against him, by action in court or otherwise, by reason of his being or having been such director or officer, except in relation to matters in which he shall have been guilty of negligence or willful misconduct.

#### ARTICLE XII

Upon dissolution of the corporation, the assets of the corporation shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation.

IN WITNESS WHEREOF, we have hereunto set our hands this the 1st day of May 1971.

John J Randol  
M.C. Malicoat  
E.J. Robinett

STATE OF TEXAS  
COUNTY OF TARRANT

I, William N. Garrison, a Notary Public in and for said State and County, do hereby certify that on

this 6th day of May, 1971, personally appeared before me JOHN J. RANDOL, M.C. MALICOAT, and E.J. ROBINETT, each being by me duly sworn severally declared that they are the persons that signed the foregoing documents as incorporators and that the statements contained therein contained are true.

IN WITNESS WHEREOF, I have this day and year written above given under my hand and seal of office.

William N. Garrison  
Notary Public in and for  
Tarrant County, Texas

My commission expires June 1, 1971