

ARTICLES OF INCORPORATION  
OF  
ST. PAUL SQUARE ASSOCIATION

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FILED  
In the Office of the  
Secretary of State of Texas

OCT 11 1978

*W. W. Waddell*  
Attorney of  
Corporation Division

WE, the undersigned natural persons of the State of Texas, twenty-one years or more, at least two 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: ST. PAUL SQUARE 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 promote the health, safety and welfare of the residents within New City Block 588 and in that portion of New City Block 679 bounded by E. Commerce Street, S. Hoefgen Avenue, Heiman Street and Sycamore Street in San Antonio, Bexar County, Texas, and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article VI herein, hereafter referred to as "The Properties", and for this purpose, to:

- (a) own, acquire, build, operate and maintain recreation areas, streets, footways, parking areas, including buildings, structures, personal properties incident thereto, hereinafter referred to as "the common properties and facilities";

- (b) supplement municipal services;
- (c) fix assessments to be levied against the Properties;
- (d) enforce any and all covenants, restrictions and agreements applicable to the Properties;
- (e) pay taxes, if any, on the common properties and facilities; and
- (f) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of the Properties.

The general purpose and powers are to have and exercise all rights and powers conferred on non-profit corporations under the laws of Texas, or which may hereafter be conferred, including the power to contract, rent, buy or sell personal or real property. Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this corporation.

This corporation is organized pursuant to the Texas Non-profit Corporation Act, and does not contemplate pecuniary gain or profit to the members thereof, and therefore, notwithstanding anything contained herein, the above set forth purpose or purposes of the corporation shall in no way be construed for profit purposes.

#### ARTICLE V.

The street address of the initial registered office of the corporation is 418 S. Santa Rosa Street, San Antonio, Texas, 78207, and the name of its initial registered agent at such address is M. WINSTON MARTIN.

#### ARTICLE VI.

Additions to the properties described in Article IV may be made only in accordance with the provisions of the recorded covenants and restrictions applicable to said properties.

ARTICLE VII.

The number of Trustees constituting the initial Board of Directors of the corporation is nine (9), and the names and addresses of the persons who are to serve as the initial Directors are:

<u>NAME</u>	<u>ADDRESS</u>
RICHARD BORREGO	703 Ruiz Street, San Antonio, TX 78207
MINNIE GARCIA	302 W. Mulberry, San Antonio, TX 78212
FERNANDO CENTENO	623 Hoover Avenue, San Antonio, TX 78225
PABLO ESCAMILLA	1726 Valencia, San Antonio, TX 78237
REV. LAVALLE LOWE, JR.	535 Bandera Road, San Antonio, TX 78228
VALDEMAR P. PEREZ	1222 N. Main Ave., San Antonio, TX 78205
JAMES W. SAUNDERS,	1019 National Bank of Commerce Building, San Antonio, TX 78205
KATRINA M. SCOGGINS	423 Furr Drive, San Antonio, TX 78201
JOHN R. WINFIELD	926 Utopia Lane, San Antonio, TX 78223

ARTICLE VIII.

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
RICHARD BORREGO	703 Ruiz Street, San Antonio, TX 78207
M. WINSTON MARTIN	418 South Laredo, San Antonio, TX 78207
JACK W. CURINGTON	418 South Laredo, San Antonio, TX 78207

ARTICLE IX.

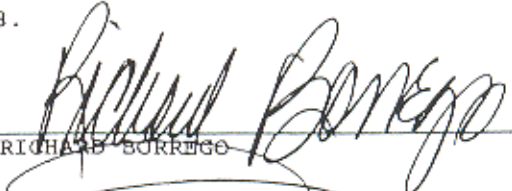
The corporation shall have no capital stock and is not organized for profit or personal gain, and there shall never be any dividends declared or paid from profits, but any and all profits shall be used in the furtherance of the objectives and purposes of the corporation.

ARTICLE X.

If this corporation is ever dissolved for any reason, any profits and corpus of all funds in the corporation shall be donated and transferred to another non-profit tax exempt corporation whose principal domicile is in Bexar County, Texas, whose purpose shall

be the same or similar to those of this corporation.

IN WITNESS WHEREOF, we have hereunto set our hands this  
26 day of SEPTEMBER, 1978.

  
RICHARD BORREGO

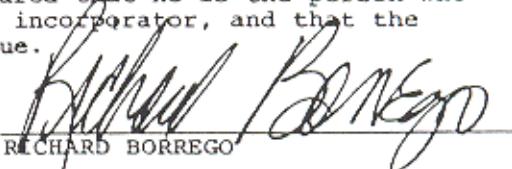
  
M. WINSTON MARTIN

  
JACK W. CURINGTON

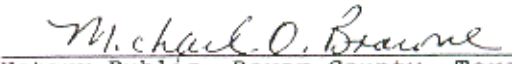
STATE OF TEXAS        I

COUNTY OF BEXAR       I

BEFORE ME, the undersigned authority, on this day personally  
appeared RICHARD BORREGO, who, being by me duly  
sworn upon his oath, severally declared that he is the person who  
signed the foregoing document as an incorporator, and that the  
statements therein contained are true.

  
RICHARD BORREGO

SUBSCRIBED AND SWORN to BEFORE ME, on this, the 26th day of  
September, 1978, to certify which, WITNESS MY HAND AND SEAL  
OF OFFICE.


  
Notary Public, Bexar County, Texas  
MICHAEL O. BROWNE  
Notary Public, Bexar County, Texas



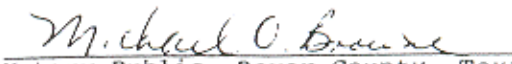
STATE OF TEXAS        I

COUNTY OF BEXAR       I

BEFORE ME, the undersigned authority, on this day personally  
appeared M. WINSTON MARTIN, who, being by me duly  
sworn upon his oath, severally declared that he is the person who  
signed the foregoing document as an incorporator, and that the  
statements therein contained are true.

  
M. WINSTON MARTIN

SUBSCRIBED AND SWORN to BEFORE ME, on this, the 26th day of  
September, 1978, to certify which, WITNESS MY HAND AND SEAL  
OF OFFICE.

  
Notary Public, Bexar County, Texas  
MICHAEL O. BROWNE  
Notary Public, Bexar County, Texas



STATE OF TEXAS            I  
COUNTY OF BEXAR         I

BEFORE ME, the undersigned authority, on this day personally appeared JACK W. CURINGTON, who, being by me duly sworn upon his oath, severally declared that he is the person who signed the foregoing document as an incorporator, and that the statements therein contained are true.

Jack W. Curington  
JACK W. CURINGTON

SUBSCRIBED AND SWORN to BEFORE ME, on this, the 26th day of September, 1978, to certify which, WITNESS MY HAND AND SEAL OF OFFICE.



Michael O. Browne  
Notary Public, Bexar County, Texas  
MICHAEL O. BROWNE  
Notary Public, Bexar County, Texas