

Form 202
(revised 6/01)

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Secretary of State of Texas

AUG 13 2004

Corporations Section

Articles of Incorporation
Pursuant to Article 3.02
Texas Non-Profit
Corporation Act

Article 1 – Corporate Name

The corporation formed is a non-profit corporation. The name of the corporation is as set forth below:

Summit Estates at Fischer Maintenance Corporation

The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 – Registered Agent and Registered Office

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

Lee

R.

Roper

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

9601 F.M. 32

Fischer

TX.

78623

Article 3 – Management

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:

Lee

R.

Roper

9601 F.M.32

Fischer

TX.

78623

Director 2:

Lisa

Roper

9601 F.M. 32

Fischer

TX.

78623

Director 3:

Ronald

G.

Newman

Jr.

9601 F.M. 32

Fischer

TX.

78623

Article 4 – Organizational Structure

The corporation will have members.

Article 5 – Duration

The period of duration is perpetual.

Article 6– Purpose

The corporation is organized for the following purpose or purposes:

to function as a property owners association (the "Association") for the Summit Estates at Fischer Subdivision in Comal County, Texas, according to the plat thereof recorded in the Map and Plat Records of Comal County, Texas (the "Subdivision") to: (i) maintain the common areas of the Subdivision; (ii) administer and enforce the recorded covenants, conditions, restrictions and easements affecting the Subdivision, as may be amended from time-to-time (the "Restrictive Covenants"); (iii) levy, collect and enforce the collection of assessments, fees, charges and penalties provided for in the Restrictive Covenants; (iv) create, manage and otherwise provide recreational and social activities for owners of lots in the Subdivision; (v) appoint an architectural control committee to ensure improvements within the Subdivision are constructed in compliance with the Restrictive Covenants; (vi) perform such other duties and functions as are set forth in the recorded Declaration Establishing the Summit Estates at Fischer Maintenance Corporation and in the Association's bylaws; and, (vii) as permitted by law, do any other thing that, in the opinion of the Board of Directors, will promote the common good of the Association.

Special Provisions

No part of the net earnings of the Association shall inure to the benefit of or be distributable to any member, director or officer of the Association, or any private individual or entity (except that reasonable compensation may be paid for services rendered to or for the Association related or pertaining to one or more of the Association's purposes). The Association shall not engage in any activities that include the carrying on of propaganda, or otherwise attempting to influence legislation, or participating in, or intervening in any political campaign on behalf of any candidate for office. The By-laws of the Association may contain provisions indemnifying the officers and directors of the Association in the performance of their duties.

Incorporator

The name and address of the incorporator is set forth below.

Lee R. Roper

9601 F.M.32

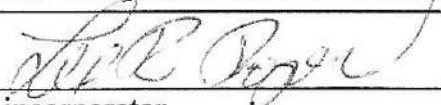
Fischer

TX.

78623

Effective Date of Filing

This document will become effective when the document is filed by the Secretary of State.



Signature of incorporator