



Office of the Secretary of State

CERTIFICATE OF INCORPORATION  
OF

Bozman Farm Estates Master Association, Inc.  
Filing Number: 800345340

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation 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: 05/21/2004

Effective: 05/21/2004



A handwritten signature in black ink, appearing to read "G. Connor".

Geoffrey S. Connor  
Secretary of State

MAY 21 2004

Corporations Section

ARTICLES OF INCORPORATION  
OF  
BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.

I, the undersigned natural person of the age of eighteen (18) years or more, acting as the incorporator of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for the corporation:

1. **Name.** The name of the corporation is Bozman Farm Estates Master Association, Inc. (the "Association"),
2. **Non-Profit Corporation.** The Association is a non-profit corporation.
3. **Duration.** The period of the Association's duration is perpetual.
4. **Purposes.** The purposes for which the Association is organized are:
  - a. To provide for the maintenance, preservation and architectural control of the real property described in that certain "Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates" (as the same may hereafter be amended, the "Master Declaration") which will be executed by Bozman Farm Development Ltd. (the "Declarant") and recorded in the Real Property Records of Collin County, Texas, which property, together with any other property made subject to the Master Declaration in accordance with the terms thereof, is referred to in the Master Declaration and herein as the "Property";
  - b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association that are set forth from time to time in the Bylaws of the Association ("Bylaws") or in the Master Declaration;
  - c. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Master Declaration;
  - d. To pay all expenses in connection with the duties of, and all office, personnel, and other expenses incident to the conduct of the business of, the Association, including all licenses, taxes or governmental charges levied or imposed against the Property by the Association;
  - e. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
  - f. To borrow money, under the discretion of the Board of Directors of the Association as set forth from time to time in the Bylaws, as the Board deems necessary and in the best interest of the Association;
  - g. To dedicate, sell or transfer any part of the Common Area (as defined in the Master Declaration) to any public agency, authority, or utility for any service to any property subject

to the Master Declaration, in accordance with the terms and provisions of the Master Declaration; and,

h. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act may now or hereafter have or exercise.

The above statement of purposes shall be construed as a statement of both purposes and of power and shall be broadly construed to effectuate its intent

5. **Membership.** Every person or entity who is a record owner of a fee simple interest, or an undivided fee simple interest, in any Lot (as that term is defined in the Master Declaration), tract or parcel of land which is part of the Property shall be a Member (as that term is defined in the Bylaws and in the Master Declaration) 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 Lot, tract or parcel of land which is part of the Property.

6. **Voting Rights.** Voting rights of Members are described in the Bylaws and in the Master Declaration. Cumulative voting in the election of members of the Board of Directors or in other exercises of the right to vote is prohibited.

7. **Board of Directors.** The affairs of this Association shall be managed by a board of directors ("Board of Directors"), composed of three (3) directors ("Directors") who need not be Members of the Association. The number of Directors may be changed by amendment of the Bylaws. The names and addresses of the persons who are to serve as the initial Directors are:

NAME	ADDRESS
James A. Siepiela	5001 LBJ Freeway Suite 830 Dallas, Texas 75244
Gregory L. Rich	5001 LBJ Freeway Suite 830 Dallas, Texas 75244
Robert A. Pigg	5001 LBJ Freeway Suite 830 Dallas, Texas 75244

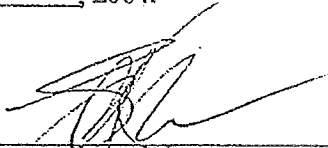
8. **Amendments.** Amendment, repeal or alteration of these Articles of Incorporation shall require the consent of Members as set forth in the Bylaws or the Master Declaration.

9. **Limitation of Liability of Directors.** To the fullest extent permitted by applicable law, Directors of the Association shall not be liable to the Association or its members for monetary damages for an act or omission in the director's capacity as a director.

10. Registered Agent and Registered Office Address. The street address of the initial registered office of the Association is 5001 LBJ Freeway, Suite 830, Dallas, Texas 75244, and the name of the Association's initial registered agent at that address is Gregory L. Rich.

11. Incorporator. The name and street address of the incorporator is James A. Siepiela, 5001 LBJ Freeway, Suite 830, Dallas, Texas 75244.

EXECUTED this 20th day of May, 2004.

  
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James A. Siepiela  
Incorporator