

FROM: TXSOS Website 042622

DOC# 6671331

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Includes undated notice from Prior P&PA Inc. (P.7)

ARTICLES OF INCORPORATION OF PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION

In compliance with the requirements of the undersigned, all of whom are residents of Bandera County, Texas, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

NOV 16 1995
CORPORATIONS SECRETARY'S OFFICE
STATE OF TEXAS

**ARTICLE I
NAME**

The name of the corporation is PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION, hereafter called the "Association".

**ARTICLE II
NON-PROFIT CORPORATION**

The corporation is a Non-Profit Corporation.

**ARTICLE III
REGISTERED OFFICE**

The registered office of the Association is located at 119 Lookout, HC4, Box 2363, Lakehills, Texas 78063.

**ARTICLE IV
REGISTERED AGENT**

SAUL POMPA, JR., whose address is 119 Lookout, HC4, Box 2363, Lakehills, Texas 78063, is hereby appointed the initial registered agent of this Association.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

Pebble Beach subdivision, Unit #1 consisting of 610 Lots and 55 Lots identified as an area known as Jones Beach; and, Unit #2 consisting of 163 Lots, situated in Bandera County, Texas, according to map and plat recorded in Bandera County Deed and Plat Records, Volume One (1), Page 64.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded in Volume 244, Pages 714-723, Official Public Records of Bandera County, Texas, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office 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 of the Association;

(c) 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;

(d) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Texas by law may now or hereafter have or exercise.

ARTICLE VI MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in 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 Lot which is subject to assessment by the Association.

ARTICLE VII VOTING RIGHTS

The Association shall have one class of voting membership who shall be all Owners. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

**ARTICLE VIII
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of six (6) Directors, all of whom must be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME	ADDRESS	TERM EXPIRES
Nancy Brosseau	HC4, Box 2363 Lakehills, Texas 78063	12/31/95
Curtis Braden	HC4, Box 4557 Lakehills, Texas 78063	12/31/95
Saul Pompa, Jr.	HC4, Box 2350 Lakehills, Texas 78063	12/31/96
Ronald E. Smith	HC 4, Box 2244 Lakehills, Texas 78063	12/31/96
George Wesch, Jr.	HC4, Box 2464 Lakehills, Texas 78063	12/31/97
Ronald Schimandle	HC4, Box 2465 Lakehills, Texas 78063	12/31/97

At each annual meeting the members shall elect two (2) directors for a term of three (3) years.

**ARTICLE IX
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five per cent (75%) of the entire membership. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

**ARTICLE X
DURATION**

The corporation shall exist perpetually.

**ARTICLE XI
AMENDMENTS**

Amendment of these Articles shall require the assent of seventy-five per cent (75%) of the entire membership.

**ARTICLE XII
LIABILITIES**

The highest amount of indebtedness or liability, direct or contingent, to which this Association may be subject at any one time shall not exceed the total amount of the annual dues paid by the members for one calendar year.

**ARTICLE XIII
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five per cent (75%) of the entire membership. Upon dissolution of the Association, the assets, both real and personal of the Association, 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 Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

**ARTICLE XIV
MEETINGS FOR ACTIONS GOVERNED BY
ARTICLES VII THROUGH XIII**

In order to take action under Articles VI through XII, there must be a duly held meeting. Written notice setting forth the purpose of the meeting shall be given to all members not less than 30 days nor more than 60 days in advance of the meeting. The presence of members or of proxies entitled to cast seventy-five per cent (75%) of the votes of entire membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half of the required quorum of the preceding devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

In witness whereof, for the purpose of forming this corporation under the laws of the State of Texas, we, the undersigned, constituting the incorporators of this Association, have executed the Articles of Incorporation this 1st day of November, 1995.

Nancy Brosseau
NANCY BROUSSEAU

Curtis Braden
CURTIS BRADEN

Saul Pompa, Jr.
SAUL POMPA, JR.

Ronald E. Smith
RONALD E. SMITH

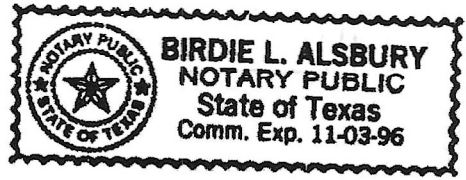
George Wesch, Jr.
GEORGE WESCH, JR.

Ronald Schimandle
RONALD SCHIMANDLE

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by NANCY BROUSSEAU.



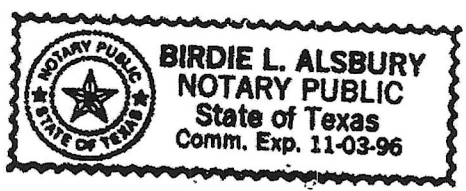
Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by CURTIS BRADEN.



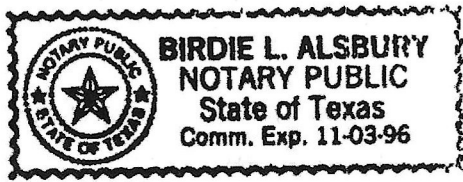
Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by SAUL POMPA, JR..



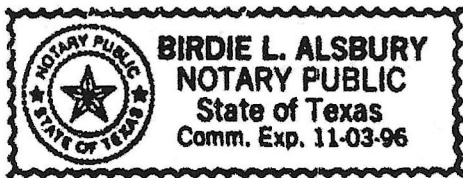
Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by RONALD E. SMITH.



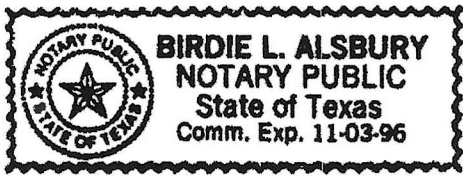
Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by GEORGE WESCH, JR..



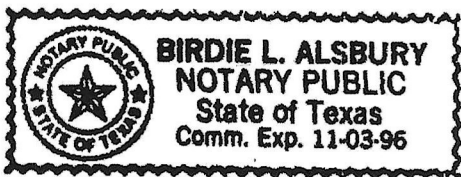
Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 1st day of November, 1995 by RONALD SCHIMANDLE.



Birdie L. Alsbury
Notary Public, State of Texas

My Commission Expires: 11-03-96

PEBBLE BEACH PROPERTY OWNERS ASSOCIATION

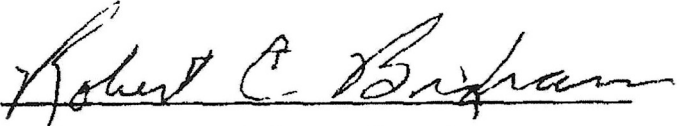
2504 W. Pebble Beach Drive
Missouri City, Texas 77459

Secretary of the State of Texas
P.O. Box 13697
Austin, Texas 78711-3697

Gentlemen:

Pebble Beach Property Association, Inc. hereby consents to the use of the name "PEBBLE BEACH PROPERTY OWNERS OF MEDINA LAKE, INC.", within the State of Texas.

PEBBLE BEACH PROPERTY ASSOCIATION, INC.

BY: 
Robert C. Bigham, President

TEXAS SECRETARY of STATE
JOHN B. SCOTT

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 137743701 **Entity Type:** Domestic Nonprofit Corporation
Original Date of Filing: November 16, 1995 **Entity Status:** In existence
Formation Date: N/A **Non-Profit Type:** N/A
Tax ID: 17428812022 **FEIN:**
Duration: Perpetual
Name: PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION
Address: 100 PARK DR
LAKEHILLS, TX 78063 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count
	6671331	Articles Of Incorporation	November 16, 1995	November 16, 1995	No	7
N/A	6671332	Report	August 27, 1997	August 27, 1997	No	N/A
N/A	6671333	Tax Forfeiture	February 18, 1998	February 18, 1998	No	N/A
	6671334	Nonprofit Periodic Report	October 1, 1998	October 1, 1998	No	1
	6671335	Change Of Registered Agent/Office	October 1, 1998	October 1, 1998	No	1
	6671336	Reinstatement	October 1, 1998	October 1, 1998	No	1
	31424870001	Public Information Report (PIR)	December 31, 2002	April 8, 2003	No	2
	53891392702	Tax Forfeiture	February 13, 2004	February 13, 2004	No	1
	127705300001	Public Information Report (PIR)	December 31, 2005	April 27, 2006	No	1
	145303900001	Public Information Report (PIR)	December 31, 2006	September 24, 2006	No	1
	182601950001	Reinstatement	August 17, 2007	August 17, 2007	No	4
	189277240001	Report Notice	October 16, 2007	October 16, 2007	No	1
	193087360002	Nonprofit Periodic Report	November 14, 2007	November 14, 2007	No	2
	205938480001	Public Information Report (PIR)	December 31, 2007	February 29, 2008	No	1
	281891220001	Public Information Report (PIR)	December 31, 2008	November 2, 2009	No	1
	242729660002	Change of Registered Agent/Office	January 14, 2009	January 14, 2009	No	2
	258698120002	Change of Registered Agent/Office	May 19, 2009	May 19, 2009	No	2
	299043510001	Public Information Report (PIR)	December 31, 2009	March 15, 2010	No	1
	330089940001	Public Information Report (PIR)	December 31, 2010	September 23, 2010	No	2
	375686050001	Public Information Report (PIR)	December 31, 2011	July 7, 2011	No	2
	446075930003	Change of Registered Agent/Office	October 2, 2012	October 2, 2012	No	2
	435873110001	Public Information Report (PIR)	December 31, 2012	August 8, 2012	No	2
	488025880001	Public Information Report (PIR)	December 31, 2012	July 1, 2013	No	2
	503222870001	Public Information Report (PIR)	December 31, 2013	September 12, 2013	No	2
	552523550001	Report Notice	July 15, 2014	July 15, 2014	No	1
	562457030001	Notice of Forfeited Rights for Non-Filing of Periodic Report	August 21, 2014	August 21, 2014	No	1
	566304810002	Nonprofit Periodic Report	September 3, 2014	September 3, 2014	No	2
	563226920001	Public Information Report (PIR)	December 31, 2014	August 21, 2014	No	2
	608088550002	Change of Registered Agent/Office	May 21, 2015	May 21, 2015	No	2
	627245590001	Public Information Report (PIR)	December 31, 2015	August 25, 2015	No	3
	734775060001	Public Information Report (PIR)	December 31, 2016	May 6, 2017	No	2
	808174100001	Public Information Report (PIR)	December 31, 2017	April 17, 2018	No	1
	891543150001	Public Information Report (PIR)	December 31, 2018	May 22, 2019	No	2
	910661120001	Public Information Report (PIR)	December 31, 2019	August 30, 2019	No	2
	1058568500001	Public Information Report (PIR)	December 31, 2020	June 14, 2021	No	2

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