



\*VG-3549-2023-130695\*

**Wilson County**  
**Genevieve Martinez**  
**Wilson County Clerk**

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**Instrument Number:** 130695

Real Property Recordings

Recorded On: March 17, 2023 10:28 AM

Number of Pages: 15

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**" Examined and Charged as Follows: "**

Total Recording: \$78.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 130695  
Receipt Number: 20230317000013  
Recorded Date/Time: March 17, 2023 10:28 AM  
User: Georgina L  
Station: cclerk06

**Record and Return To:**

ALLEN STEIN & DURBIN ATTORNEYS AT LAW  
PO BOX 101507  
  
SAN ANTONIO TX 78201



**STATE OF TEXAS**  
**Wilson County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas**

*Genevieve Martinez*

Genevieve Martinez  
Wilson County Clerk  
Floresville, TX

**NOTICE OF FILING OF DEDICATORY INSTRUMENT  
HONDO RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS       §  
                                  §  
COUNTY OF WILSON   §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within Hondo Ridge Subdivision, that said property is subject to the attached Certificate of Formation and Bylaws.

Thus signed and certified this 13<sup>th</sup> day of March, 2023.

HONDO RIDGE PROPERTY OWNERS ASSOCIATION,  
INC., a Texas non-profit corporation

By: Tom L. Newton, Jr.  
Tom L. Newton, Jr., Its Legal Counsel

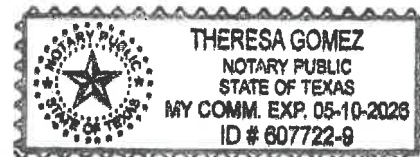
STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., Legal Counsel for Hondo Ridge Property Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 13<sup>th</sup> day of March, 2023.

Theresa Gomez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Hondo Ridge Property Owners Association, Inc.  
c/o Tom L. Newton, Jr.  
Allen, Stein & Durbin, P.C.  
6243 IH-10 West, Suite 700  
San Antonio, Texas 78201





## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Hondo Ridge Property Owners Association, Inc.  
File Number: 804964752

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate 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: 02/28/2023

Effective: 02/28/2023



A handwritten signature in cursive script that reads "Jane Nelson".

Jane Nelson  
Secretary of State

**CERTIFICATE OF FORMATION OF  
HONDO RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

I, the undersigned, natural person of the age of twenty-one years or more, being a citizen of the State of Texas, acting as the organizer of a corporation under the Texas Business Organizations Code, do hereby adopt the following Certificate of Formation for such Corporation:

**ARTICLE I.  
NAME**

The name of the Corporation is Hondo Ridge Property Owners Association, Inc., hereinafter referred to as the "Corporation" or the "Association."

**ARTICLE II.  
NONPROFIT**

The Corporation is a nonprofit corporation.

**ARTICLE III.  
PURPOSES**

The purposes of the Corporation shall be all lawful purposes of a nonprofit corporation, including but not limited to governing the Hondo Ridge Subdivision, located in Wilson County, Texas, maintaining and administering the common area of the Hondo Ridge Subdivision, and the common area of any additional properties which may come within the jurisdiction of the Association, collecting and disbursing the assessments and charges, and similarly dealing with all additional properties which may come within the jurisdiction of the Association by annexation or otherwise, and all other property, real, personal and mixed which the Association may acquire.

**ARTICLE IV.  
MEMBERSHIP**

Every record owner, whether one or more persons or entities, of fee simple title 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 V.  
VOTING RIGHTS**

The members of the Association shall have voting rights as set forth in the Bylaws of the Association.

**ARTICLE VI.  
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a governing authority, hereby designated as a Board of Directors. There shall be three Directors. Until the first election of the Directors the three Initial Board of Directors, listed in Article X, shall so serve. Should any Initial Director die, resign or be removed then the remaining Initial Directors may appoint their successor.

**ARTICLE VII.  
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed in the manner provided by Section 22.304, Texas Business Organizations Code.

**ARTICLE VIII.  
AMENDMENTS**

Amendment of this Certificate shall require the assent of three-fourths of all votes of the membership.

**ARTICLE IX.  
REGISTERED OFFICE AND AGENT**

The street address and mailing address of the initial registered office of the Corporation is 13854 NW Military Highway, Suite 102, Texas 78231, and the name of the registered agent is Gerry Yost.

**ARTICLE X.  
INITIAL BOARD OF DIRECTORS**

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons who are to serve as the initial Directors are:

|                 |                                  |
|-----------------|----------------------------------|
| Donald Rackler  | 6491 FM 775, La Vernia, TX 78121 |
| Pam Rackler     | 6491 FM 775, La Vernia, TX 78121 |
| Cynthia Fielder | 6491 FM 775, La Vernia, TX 78121 |

ARTICLE XI.  
ORGANIZER

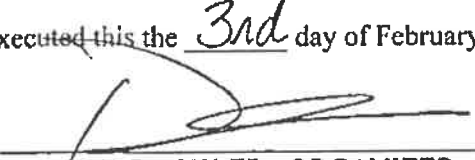
The name and street address of the Incorporator is:

Donald Rackler  
6491 FM 775  
La Vernia, TX 78121

ARTICLE XII.  
INITIAL MAILING ADDRESS

The initial mailing address of the Corporation is 13854 NW Military Highway, Suite 102,  
Texas 78231.

Executed this the 3rd day of February, 2023.

  
\_\_\_\_\_  
DONALD RACKLER., ORGANIZER

3470 274/2383348