

SCANNED

#702



NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
THE VILLAGES AT BULVERDE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE VILLAGES AT BULVERDE (this "Notice") is made this 8 day of, April 2005, by Creekhaven at Bulverde Village Homeowners Association (the "Association"), a Texas non-profit corporation.

WITNESSETH:

WHEREAS, Centex Homes, a Nevada general partnership, (the "Declarant"), prepared and recorded an instrument entitled Declaration of Covenants, Conditions and Restrictions for The Villages at Bulverde, filed of record on April 8, 2005, in Volume 11327, Page 2204-2237 et seq. of the Real Property Records of Bexar County, Texas (the "Declaration"); and

WHEREAS, the Association is the homeowners association created by the Declarant to manage or regulate the planned development covered by the Declaration, which development is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the Association that has not been previously recorded in the Real Property Records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instruments in the real property records of Bexar County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW THEREFORE, (i) the Articles of Incorporation of Creekhaven at Bulverde Village Homeowners Association, attached hereto as Exhibit "B", and (ii) the Bylaws of Creekhaven at Bulverde Village Homeowners Association, attached hereto as Exhibit "C" are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Bexar County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Declarant has caused this Notice to be executed as of the date first written above.

[The remainder of this page intentionally left blank.]



ASSOCIATION:

Creekhaven at Bulverde Village
Homeowners Association,
a Texas non-profit corporation

By: *B. Kanute*
Barbarann Kanute
President

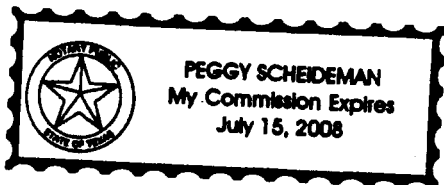
Date: 4-8-5

STATE OF TEXAS

COUNTY OF Bexar

§
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The foregoing instrument was acknowledged before me on this the 8 day of April, 2005 by Barbarann Kanute, President of Creekhaven at Bulverde Village Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.



Peggy Scheideman
Notary Public, State of Texas
Notary's Name Printed:
Peggy Scheideman
My Commission Expires: 7-15-08

AFTER RECORDING RETURN TO:

Centex Homes
1354 N. Loop 1604 East, Suite108
San Antonio, Texas 78232
Attn: Barbarann Kanute

EXHIBIT "A"

The Villages at Bulverde, Phase 1, a subdivision in Bexar County, Texas, according to the plat thereof recorded in Volume 9564, Pages 216-217, of the Plat Records of Bexar County, Texas.

EXHIBIT "B-1"

ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF CREEKHAVEN AT BULVERDE VILLAGE HOMEOWNERS ASSOCIATION

Pursuant to the provisions of Article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following articles of amendment:

FILED
In the Office of the
Secretary of State of Texas

APR 05 2005

Corporations Section

ARTICLE I

The name of the corporation is Creekhaven at Bulverde Village Homeowners Association.

ARTICLE II

The following amendment to the Articles of Incorporation is an addition to the original Articles of Incorporation and the full text of the provisions added reads as follows:

Article 16. Property Owners Association. The Association shall be a member of Bulverde Village Property Owners Association, Inc., a Texas non-profit corporation ("**Association**") formed for the primary purpose of protecting and dealing with common areas of an overall development to be known as Bulverde Village of which The Villages at Bulverde, Phase 1, and such additional lands as may be brought within the jurisdiction of the Association (being marketed as "Creekhaven at Bulverde Village"), forms a part and which are not located within The Villages at Bulverde, Phase 1, or within the interior of other subdivision units within Bulverde Village.

ARTICLE III

The foregoing amendment was adopted by unanimous consent of all members entitled to vote with respect thereto on February 9, 2005.

CREEKHAVEN AT BULVERDE VILLAGE HOMEOWNERS ASSOCIATION

By:

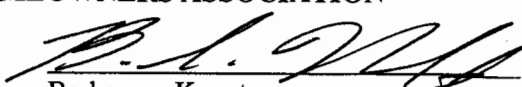

Barbarann Kanute,
President

EXHIBIT "B-2"

FILED
In the Office of the
Secretary of State of Texas

OCT 26 2004

ARTICLES OF INCORPORATION

Corporations Section

OF

CREEKHAVEN AT BULVERDE VILLAGE HOMEOWNERS ASSOCIATION

I, the undersigned, being of the age of eighteen years or more, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, as it may be amended, do hereby adopt the following Articles of Incorporation of such corporation:

Article 1. Name. The name of the corporation is Creekhaven at Bulverde Village Homeowners Association (hereinafter called the "**Corporation**" or the "**Association**").

Article 2. Type of Corporation. The Corporation is a non-profit corporation organized pursuant to the Texas Non-Profit Corporation Act and has no capital stock.

Article 3. Duration. The Corporation shall have perpetual duration.

Article 4. Definitions. In addition to the definitions set forth herein, capitalized terms that are not defined herein shall have the meaning as defined in the Declaration of Covenants, Conditions and Restrictions for Creekhaven at Village at Bulverde Subdivision, recorded or to be recorded in the public land records of Bexar County, Texas, as it may be amended from time to time (the "**Declaration**"), which definitions are incorporated herein by this reference.

Article 5. Registered Office and Agent. The initial registered office of the Corporation is 1354 N. Loop 1604 East Suite 108, San Antonio, Texas 78232 and the initial registered agent at such address is Pat Bibb.

Article 6. Incorporator. The name and address of the incorporator is Pat Bibb at 1354 N. Loop 1604 East Suite 108, San Antonio, Texas 78232.

Article 7. Purpose of Corporation. The Corporation does not contemplate pecuniary gain or benefit, direct or indirect, to its Members. In way of explanation and not of limitation, the purposes for which it is formed are: (i) to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the Bylaws, and as provided by law; and (ii) to provide an entity for the furtherance of the interests of the owners of property subject to the Declaration.

Article 8. Powers of the Corporation. In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by the Declaration or the Bylaws, may be exercised by the Board of Directors: (i) all of the powers conferred upon nonprofit corporations by the laws of the State of Texas in effect from time to time; (ii) all rights and powers conferred on property owners' associations by the laws of the State of Texas; and (iii) all powers necessary, appropriate, or advisable to perform any purpose or duty of the Association as set out in these Articles of Incorporation, the Bylaws, the Declaration or the laws of the State of Texas.

Article 9. Membership. The Corporation shall be a membership corporation without certificates or shares of stock. All Owners, by virtue of their ownership of a Lot subject to the Declaration, are Members of the Association and such membership is appurtenant to, and inseparable from, ownership of the Lot.

Article 10. Voting. All Members shall have the same voting rights as provided in the Declaration and the By-laws, except that Declarant shall be entitled to 10 votes for every Lot owned by Declarant. Cumulative voting is not allowed.

Article 11. Board of Directors. The business and affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors. The Board of Directors may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine. The method of election (except for the initial Board of Directors below), removal and filling of vacancies, and the term of office shall be as set forth in the Bylaws. The Board of Directors shall consist of 3, 5 or 7 members. The initial Board of Directors shall consist of the following 3 members:

Jeff Foster	1354 N. Loop East Suite 108 San Antonio, Texas 78232
Jose Martinez	1354 N. Loop East Suite 108 San Antonio, Texas 78232
Barbarann Kanute	1354 N. Loop East Suite 108 San Antonio, Texas 78232

Article 12. Limitation on Directors' and Officers' Liability and Indemnification. Except as provided below in this paragraph, an officer, director or committee member of the Association is not liable to the Association or its Members for monetary damages or acts or omissions that occur in the person's capacity as an officer, director or committee member, except to the extent a person is found liable for: (i) a breach of the officer's, director's or committee member's duty of loyalty to the Association or its Members; (ii) an act or omission not in good faith that constitutes a breach of duty of the officer, director or committee member to the Association; (iii) an act or omission that involves intentional misconduct or a knowing violation of the law; (iv) a transaction from which the officer, director or committee member receives an improper benefit, whether or not the benefit resulted from an action taken within the scope of the person's office or position; or (v) an act or omission for which the liability of an officer, director or committee member is expressly provided by an applicable statute. The liability of officers, directors and committee members of the Association may also be limited by the Charitable Immunity and Liability Act of 1987, Chapter 84, Texas Civil Practice and Remedies Code, as amended. The foregoing limitation on the liability of an officer, director or committee member does not eliminate or modify that person's liability as a Member of the Association.

Article 13. Dissolution. The Corporation may be dissolved by vote or the written approval of not less than 67% of all outstanding votes (other than suspended votes) held by the Members as may be more specifically provided in the Bylaws or the Declaration and in accordance with the laws of the State of Texas. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation will be distributed to an appropriate public agency to be used for purposes similar to those for which this Corporation was created, or shall be granted,

conveyed and assigned to a nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. Any dissolution is subject to the terms of Article 15 hereof, if applicable.

Article 14. Amendment. Amendment of these Articles of Incorporation shall require approval of at least 67% of all outstanding votes (other than suspended votes) held by the Members.

Article 15. Conflict with Other Documents. In the event of a conflict between these Articles of Incorporation and the Declaration, the Declaration shall control. In the event of a conflict between these Articles of Incorporation and the Bylaws, these Articles of Incorporation shall control.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 25 day of October, 2004.



Pat Bibb