

Form 202

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$25



**Certificate of Formation
Nonprofit Corporation**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 805831122 12/23/2024
Document #: 1436618940002
Image Generated Electronically
for Web Filing**

Article 1 - Corporate Name

The filing entity formed is a nonprofit corporation. The name of the entity is :

Llano Grande Golf Course Road Subdivision Property Owners' Association

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

Cunningham Law SPI, P.C.

OR

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

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

Street Address:

**2111 Padre Blvd, Ste #1
PO Box 2729 South Padre Island TX 78597-78597**

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Management

A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

B. 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: **Bruce DeLashmit**

Title: **Director**

Address: **3076 Durango St Mercedes TX, USA 78570**

Director 2: **Jim Pluta**

Title: **Director**

Address: **3024 Benjamin Ave. Mercedes TX, USA 78570**

Director 3: **Rocky Ramirez**

Title: **Director**

Address: **2215 E W Blvd. Mercedes TX, USA 78570**

Director 4: **Aric Resnicke**

Title: **Director**

Address: **1910 Terracina Drive Sacramento CA, USA 95834**

Director 5: **Elias Weiner**

Title: **Director**

Address: **1910 Terracina Drive Sacramento CA, USA 95834**

Article 4 - Organization Structure

A. The corporation will have members.

or

B. The corporation will not have members.

Article 5 - Purpose

The corporation is organized for the following purpose or purposes:

The purpose for which the nonprofit corporation is organized is to: (i) act as the designated representative of the lot owners in the Subdivision; (ii) enforce the deed restrictions applicable to the Subdivision; and (iii) manage and regulate the Subdivision and any real property in the Subdivision owned by the nonprofit corporation.

The following powers are reserved to the members of the nonprofit corporation: (i) to amend or restate the certificate of formation for the nonprofit corporation; (ii) to adopt, amend or restate the bylaws; (iii) to set, increase or decrease the number of board members; (iv) to approve the initial regular assessments proposed by the board of directors; (v) to approve any increase in regular assessments proposed by the board of directors that exceeds ten percent (10%) of the aggregate regular annual assessments for the preceding twelve month period; (vi) to elect, remove, fill vacancies and establish term limits for board members; and (vii) to approve all special assessments proposed by the board of directors. Except for amendments to or restatements of the certificate of formation for the nonprofit corporation, which shall require the affirmative vote of members representing sixty-seven percent (67%) or more of the lots in the Subdivision, with each lot allocated one vote, the remaining foregoing matters require the affirmative vote of members representing fifty one percent (51%) or more of the lots in the Subdivision, with each lot allocated one vote.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

**3017 Benjamin Ave.
Mercedes, TX 78570
USA**

Organizer

The name and address of the organizer are set forth below.

Kathy Cunningham PO Box 2729, So. Padre Island, Texas 78597

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

KATHY CUNNINGHAM, ATTORNEY IN FACT

Signature of organizer.