



Office of the Secretary of State

CERTIFICATE OF INCORPORATION OF

RANCHOS DEL SOL UNIT SEVEN PROPERTY OWNERS ASSOCIATION, INC.
Filing Number: 800134771

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: 10/18/2002

Effective: 10/18/2002



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea
Secretary of State

**ARTICLES OF INCORPORATION
OF
RANCHOS DEL SOL UNIT SEVEN
PROPERTY OWNERS ASSOCIATION, INC.**

FILED
In the Office of the
Secretary of State of Texas

OCT 18 2002

Corporations Section

The undersigned, a natural person over the age of eighteen (18) years and a citizen of the State of Texas, acting as an incorporator of a corporation under the Texas Non-Profit Corporation Act, does hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE ONE

NAME

The name of the nonprofit corporation (hereinafter called the "Association") is RANCHOS DEL SOL UNIT SEVEN PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE TWO

STATUS

The Association is a non-profit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSE

The purposes for which the Association is organized are to perform charitable activities within the meaning of Internal Revenue Code, Section 501(c)(3) and Texas Tax Code Section 11.18 (c)(1). Specifically, the purpose for which the Association is organized is to be and constitute the Association referred to in the "Declaration of Covenants, Conditions and Restrictions of Ranchos Del Sol Subdivision Unit Seven" (the "Declaration") as the Ranchos Del Sol Unit Seven Property Owners Association, Inc. for the residential project within the City of El Paso, El Paso County,

Texas, as recorded (and amended from time to time) in the Public Real Estate Records of El Paso County, Texas. The purposes of the Association include the operation, repair, replacement, renovation and maintenance of improvements in common areas, to levy assessments against the Association's members for expenses relating to common areas and common area improvements, to provide for an Architectural Review Committee, and to engage in such other charitable activities as may be authorized in the Declaration, or as may be authorized in the by-laws of the Association. The Association shall not engage in any purpose, action or activity which is prohibited by the Texas Non-Profit Corporation Act and by other applicable law. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members.

ARTICLE FIVE

MEMBERS

The Association shall have one or more classes of members. The designation of such class or classes, the manner of election or appointment and the qualifications and rights of the members of each class are set forth within the Declaration and the By-laws of the Association.

ARTICLE SIX

RESTRICTIONS AND REQUIREMENTS

The Association shall not pay dividends or other corporate income to its members, directors or officers or otherwise accrue distributable profits or permit the realization of private gain. The Association shall have no power to take any action prohibited by the Act.

The Association shall have no power to take any action that would be inconsistent with the requirements for a tax exemption under Internal Revenue Code Section 501(c)(3) and related regulations, rulings, and procedures. The Association shall have no power to take any action that would be inconsistent with the requirements for receiving tax deductible charitable contributions under Internal Revenue Code Section 170(c)(2) and related regulations, rulings, and procedures. Regardless of any other provision in these Articles of Incorporation or state law, the Association shall have no power to:

1. Engage in activities or use its assets in manners that are not in furtherance of one or more exempt purposes, as set forth above and defined by the Internal Revenue Code and related regulations, rulings, and procedures, except to an insubstantial degree.
2. Serve a private interest other than one that is clearly incidental to an overriding public interest.

3. Devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise, except as provided by the Internal Revenue Code and related regulations, rulings, and procedures.

4. Participate in or intervene in any political campaign on behalf of or in opposition to any candidate for public office. The prohibited activities include the publishing or distributing of statements and any other direct or indirect campaign activities.

5. Have objectives that characterize it as an "action organization" as defined by the Internal Revenue Code and related regulations, rulings, and procedures.

6. Distribute its assets on dissolution other than for one or more exempt purposes; on dissolution, the Association's assets shall be distributed to the state government for a public purpose, or to an organization exempt from taxes under Internal Revenue Code Section 501(c)(3) to be used to accomplish the general purposes for which the Association was organized.

7. Permit any part of the net earnings of the Association to inure to the benefit of any private shareholder or member of the Association or any private individual.

8. Carry on an unrelated trade or business except as a secondary purpose related to the Association's primary, exempt purposes.

ARTICLE SEVEN

INDEMNIFICATION

To the full extent permitted by applicable law, no director of this Association shall be liable to this Association or its members for monetary damages for an act or omission in such director's capacity as a director of this Association, except that this Article Six does not eliminate or limit the liability of a director of this Association for:

1. a breach of such director's duty of loyalty to this Association or its members;
2. an act or omission not in good faith or that involves intentional misconduct or a knowing violation of the law;
3. a transaction from which such director received an improper benefit, whether or not the benefit resulted from an action taken within the scope of such director's office;
4. an act or omission for which the liability of such director is expressly provided for by statute; or

5. an act related to an unlawful payment of a dividend.

Any repeal or amendment of this Article by the members of this Association shall be prospective only, and shall not adversely affect any limitation on the personal liability of a director of this Association existing at the time of such repeal or amendment. In addition to the circumstances in which a director of this Association is not personally liable as set forth in the foregoing provisions of this Article Seven, a director shall not be liable to the full extent permitted by any Amendment to the Texas Miscellaneous Corporation Laws Act or the Texas Non-Profit Association Act hereafter enacted that further limits the liability of a director.

To the full extent permitted by applicable law, the Association shall indemnify any director or officer against judgments, penalties (including excise and similar taxes) fines, settlements and reasonable expenses (including court costs and attorneys' fees) actually incurred by any such person who was, is or is threatened to be made a named defendant or respondent in a proceeding because the person is or was a director or officer and shall advance to such person such reasonable expenses as are incurred by him in connection therewith. The rights of directors and officers set forth in this Article shall not be exclusive of any other right which directors or officers may have or hereafter acquire relating to the subject matter hereof. As used in this Article, the terms "director" and officers shall mean any person who is or was a director or officer of the Association and any person who, while a director or officer of the Association, is or was serving at the request of the Association as a director, officer, partner, venturer, proprietor, trustee, employee, agent or similar functionary of another foreign or domestic Association, partnership, joint venture, sole proprietorship, trust, employee benefit plan or other enterprise. As used in this Article, the term "proceeding" means any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, arbitrative or investigative, any appeal in any such action, suit or proceeding and any inquiry or investigation that could lead to such an action, suit or proceeding.

ARTICLE EIGHT

REGISTERED OFFICE AND AGENT

The street address of the Association's initial registered office is 300 E. Main, Suite 908, El Paso, Texas and the name of its initial registered agent at such address is Larry A. Baskind.

ARTICLE NINE

INITIAL DIRECTORS

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

George D. Thomas
1560 Goodyear
El Paso, Texas 79936

Francisco Arroyos
1560 Goodyear
El Paso, Texas 79936

Lupe Martinez
1560 Goodyear
El Paso, Texas 79936

ARTICLE NINE

INCORPORATOR

The name and address of the incorporator is:

Larry A. Baskind
300 E. Main, Suite 908
El Paso, Texas 79901

Executed and effective as of this 17 day of October, 2002.



LARRY A. BASKIND

Ranchos Del Sol Unit Five, L.P.

4487 N. Mesa, Suite 201
El Paso, Texas 79902
Phone: (915) 533-7900
Fax (915) 533-7926

October 7, 2002


Mr. Larry A. Baskind
Baskind, Samaniego, & Hosford P.C.
300 E. Main, Suite 908
El Paso, Texas 79901-1379

Dear Mr. Baskind:

Ranchos Del Sol Unit Five, L.P. hereby consents to the use of the name Ranchos Del Sol Unit Seven Property Ownership Association, Inc.

Please call me if you have any questions or comments.

Sincerely,


Russell Hanson
Manager