

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Read each item carefully before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name:

Development Street Address:

Development City:

Development County:

TDHCA # (for office use only):

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: **RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION**

This organization also made a submission to TDHCA in prior HTC Application Rounds: **NO**

If YES, provide the years that the organization made submissions prior to 2015: _____, _____, _____, _____

The Neighborhood Organization is a (select one of the following):

- Homeowners Association
 Property Owners Association
 Resident Council and our members occupy the existing development
 Other (explain): _____

As of **February 27, 2015**, this Neighborhood Organization is on record with (select one of the following):

- County
 Secretary of State
 Texas Department of Housing & Community Affairs (*if prior to January 28, 2015*)

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: **Scott Crosby**

Title: **President of River Place Residential Community Association**

Physical Address: **3825 River Place Blvd.**

Mailing Address (if different from above):

City: **Austin, Texas**

Zip Code: **78730**

Phone: **512-636-9032**

Email: **4scrosby@gmail.com**

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information (continued)

2nd Contact Information

Name:	Vangie Bocanegra		
Title:	Community Manager		
Physical Address:	9600 Great Hills Trail Ste #100E		
Mailing Address (if different from above):			
City:	Austin, Texas	Zip Code:	78759
Phone:	512-339-6962	Email:	vangieb@cmaaaustin.com

Part 4: Reason for Support or Opposition

The Neighborhood Organization Supports Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

- 1) The intersection of FM 2222 and River Place Blvd (within 1/2 mile of this proposed project site) is arguably the longest wait traffic light in the state of Texas for traffic turning onto FM 2222. This intersection cannot handle any additional traffic volume without first making road/infrastructure improvements.

- 2) The City of Austin (CoA) proposes that this Cardinal Point Project is a "S-M-A-R-T Housing" project. "The "T" in..." "S-M-A-R-T" stands for "Transit-Oriented". By the city's own definition of "Transit-Oriented", a S-M-A-R-T Housing Project must have a city (Cap Metro) bus service within 1/2 mile or a commitment from Cap Metro to provide a bus service (mass transit) before the S-M-A-R-T Housing project is fully occupied.

Since there is currently no bus service to this Four Points area, this project does not meet the CoA requirement to qualify as "S-M-A-R-T Housing".

Part 5: Written Boundary Description

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

" The RP HOA "area of interest" has the following boundaries:"

Boundary on the south: Lake Austin

Boundary on the west: FM 620

Boundary on the north: Anderson Mill Rd and Hwy 183

Boundary on the east: Loop 360

The actual River Place development currently has about 1200 homes and stretches all the way from FM 2222 on the north to Lake Austin on the south (a distance of approximately 3.5 miles). Please see attached map showing where the proposed Cardinal Point project site is located relative to the River Place development.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

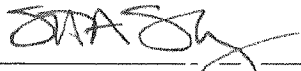
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2015.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after February 27, 2015 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

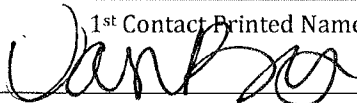
This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**



1st Contact Signature

Scott A Crosby

1st Contact Printed Name



2nd Contact Signature

Vangie Bocanegra

2nd Contact Printed Name

January 26, 2015

Date

President / Board Member

Title

1/26/2015

Date

Community Manager

Title

ARTICLES OF INCORPORATION

**RIVER PLACE RESIDENTIAL COMMUNITY
ASSOCIATION, INC**

ARTICLES OF INCORPORATION

SEP 23 1991

OF

Corporations Section

RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

We, the undersigned natural persons, each being of the age of eighteen (18) years or more, at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Nonprofit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I
NAME

The name of the corporation is: River Place Residential Community Association, Inc. (hereinafter called the "Association").

ARTICLE II
NONPROFIT CORPORATION

The Association is a nonprofit corporation.

ARTICLE III
DURATION

The Association shall exist perpetually.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is organized in accordance with, and shall operate for nonprofit purposes pursuant to, the Texas Nonprofit Corporation Act, and does not contemplate pecuniary gain or profit to its members. The Association is formed for the specific purpose of administering the common affairs of all of the owners of "the Property," as that term is defined in the Restated Declaration of Covenants, Conditions, and Restrictions for River Place Residential Areas ("Declaration"), recorded in the Real Property Records of Travis County, Texas, including any additions to the Property which may be brought within the jurisdiction of the Association, and incorporated into this document by reference. The Association is organized for the following general purposes:

- (a) to exercise all of the powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in the Declaration and as the same may be amended from time to time;

(b) without limiting the generality of the foregoing, (i) to fix, levy, collect, and enforce payment by any lawful means all charges or assessments arising 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 Association's property; or (ii) to 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;

(c) to dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes, and subject to the conditions, set out in the Declaration; and

(d) to have and to exercise any and all powers, rights, and privileges which a corporation organized under the Texas Nonprofit Corporation Act may now, or later, have or exercise subject to the limitations set forth in the Declaration.

The above statement of purposes shall be construed as a statement of both purposes and powers. The purposes and powers stated in each of the clauses above shall not be limited or restricted by reference to, or inference from, the terms and provisions of any other such clause, but shall be broadly construed as independent purposes and powers; provided, however, that notwithstanding any provision herein to the contrary, the Association shall not engage in any substantial activities or exercise any significant powers, which do not further the specific and primary purposes of the Association.

ARTICLE V REGISTERED OFFICE; REGISTERED AGENT

The street address of the initial registered office of the Association is 4207 River Place Boulevard, Austin, Texas 78730. The name of its initial registered agent at such address is Michael D. Surface.

ARTICLE VI MEMBERSHIP

Membership in the Association shall be dependent upon ownership of a qualifying property interest in the Property, as set forth in the Declaration. Any person or entity acquiring such a qualifying property interest shall automatically become a member of the Association, and such membership shall be appurtenant to, and

shall run with, the property interest. The foregoing shall not be deemed or construed to include persons or entities holding an interest merely as security for performance of an obligation. Membership may not be severed from or in any way transferred, pledged, mortgaged, or alienated except together with the title to the qualifying property interest, and then only to the transferee of title to said property interest. Any attempt to make a prohibited severance, transfer, pledge, mortgage, or alienation shall be void.

**ARTICLE VII
VOTING RIGHTS**

Voting rights of the members of the Association shall be determined as set forth in the Declaration. No owner, other than the Declarant under the Declaration, shall be entitled to vote at any meeting of the Association until such owner has presented to the Association evidence of ownership of a qualifying property interest in the Property. The vote of each owner may be cast by such owner or by proxy given to such owner's duly authorized representative.

**ARTICLE VIII
INCORPORATORS**

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Terry G. Jones	4404 Travis Country H-3 Austin, Texas 78735
Michael D. Surface	8901 Scotman Drive Austin, Texas 78750
Gregory D. Reynolds	1301 West Lynn #301 Austin, Texas 78703

**ARTICLE IX
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by an initial Board of Directors consisting of three (3) individuals, who need not be members of the Association. The Board shall fulfill all of the functions, of and possess all powers granted to, Boards of Directors of nonprofit corporations pursuant to the Texas Nonprofit Corporation Act. The number of Directors of the Association 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 initial Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Terry G. Jones	4404 Travis Country H-3 Austin, Texas 78735
Michael D. Surface	8901 Scotsman Drive Austin, Texas 78750
Gregory D. Reynolds	1301 West Lynn #301 Austin, Texas 78703

All of the powers and prerogatives of the Association shall be exercised by the initial Board of Directors named above until the first annual meeting of the Association.

X.
LIMITATION OF DIRECTOR LIABILITY

A director of the Association shall not be personally liable to the Association for monetary damages for any act or omission in his capacity as a director, except to the extent otherwise expressly provided by a statute of the State of Texas. Any repeal or modification of this Article shall be prospective only, and shall not adversely affect any limitation of the personal liability of a director of the Association existing at the time of the repeal or modification.

ARTICLE XI
DISSOLUTION

The Association may be dissolved with the written and signed assent of either (i) the Class C member(s) entitled to cast at least seventy-five percent (75%) of the total Class C votes (as "Class C Member(s)" and "Class C votes" are defined in the Declaration); or (ii) not less than sixty-seven percent (67%) of each of the three (3) classes of members. 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.

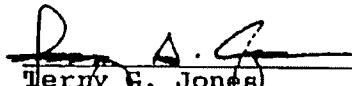
**ARTICLE XIII
ACTION WITHOUT MEETING**

Any action required by law to be taken at any annual or special meeting of the members of the Association, or any action that may be taken at any annual or special meeting of the members of the Association, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the members having not less than the minimum number of votes that would be necessary to take such action at a meeting at which the members of the Association entitled to vote on the action were present and voted.

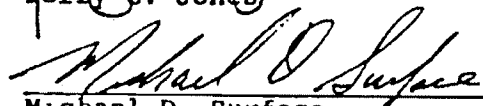
**ARTICLE XIII
AMENDMENT**

Amendment of these Articles of Incorporation shall be by proposal submitted to the membership of the Association. Any such proposed amendment shall be adopted only upon (i) an affirmative vote of the Class C member(s) entitled to cast at least seventy-five (75%) of the total Class C votes; or (ii) an affirmative vote by the holders of a minimum of sixty-seven percent (67%) of the total number of votes of the Association, as determined under the Declaration.

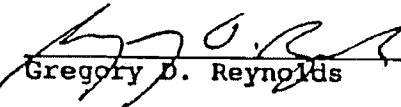
IN WITNESS WHEREOF, we have hereunto set our hands, this 17th day of September, 1991.



Terry E. Jones



Michael D. Surface



Gregory D. Reynolds

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

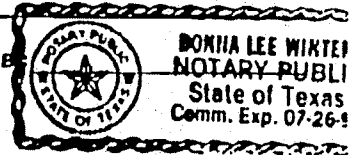
I, Donna Lee Winters, a notary public, do hereby certify that on this 18 day of September, 1991, personally appeared before me Terry G. Jones, who, being by me duly sworn, severally declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Donna Lee Winters
Notary Public, The State of Texas

Printed Name: _____

Commission Expires _____



THE STATE OF TEXAS §

COUNTY OF TRAVIS §

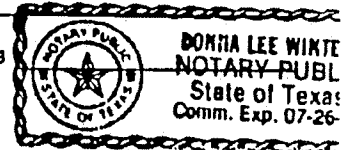
I, Donna Lee Winters, a notary public, do hereby certify that on this 18 day of September, 1991, personally appeared before me Michael D. Surface, who, being by me duly sworn, severally declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Donna Lee Winters
Notary Public, The State of Texas

Printed Name: _____

Commission Expires _____



THE STATE OF TEXAS §

COUNTY OF TRAVIS §

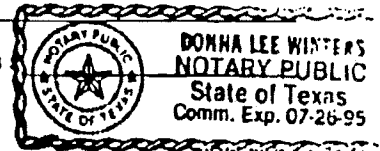
I, Donna Lee Winters, a notary public, do hereby certify that on this 18 day of September, 1991, personally appeared before me Gregory D. Reynolds, who, being by me duly sworn, severally declared that he is the person who signed the foregoing document as incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Donna Lee Winters
Notary Public, The State of Texas

Printed Name: _____

Commission Expires _____



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DEPUTY SECRETARY of STATE COBY SHORTER, III

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	120703901	Entity Type:	Domestic Nonprofit Corporation
Original Date of Filing:	September 23, 1991	Entity Status:	In existence
Formation Date:	N/A	Non-Profit Type:	N/A
Tax ID:	30114843938	FEIN:	
Duration:	Perpetual		
Name:	RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.		
Address:	9600 GREAT HILLS TRAIL STE 100E AUSTIN, TX 78759 USA		

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Name	Address				Inactive Date
Lu Fonteno	% Certified Management of Austin, LLC, 9600 Great Hills Trail, Suite 100E Austin, TX 78759 USA				

Instructions:

- To place an order for additional information about a filing press the 'Order' button.



Franchise Tax Account Status

As of: 01/27/2015 10:21:16 AM

This Page is Not Sufficient for Filings with the Secretary of State

RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC	
Texas Taxpayer Number	30114843938
Mailing Address	9600 GREAT HILLS TRL STE 100E AUSTIN, TX 78759-6303
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	09/23/1991
Texas SOS File Number	0120703901
Registered Agent Name	LU FONTENO
Registered Office Street Address	% CERTIFIED MANAGEMENT OF AUSTIN, LLC 9600 GREAT H AUSTIN, TX 78759

**CARDINAL
POINT
PROJECT**



2222

2222

2222

620

River Place
Country Club

LAKE AUSTIN

SHEPHERD
MOUNTAIN

McNeil Dr

Scotch Trl

Bell Mountain Dr

Ranch Road 2222

Guesta Trl

Bell Mountain Dr

Long Canyon Dr

Standing Rock Dr

Big View Dr

River Place
Blvd

Big View Dr

Glenlake Dr

Far View Dr

Big View Dr

Josh Ln

Glenlake Dr

Turkey Creek Dr

City Park Rd

City Park Rd

City Park Rd

Winterberry

Jester Village

Jester Blvd

Jester Blvd

Pearce Rd

Edgewater Dr

View Dr

N Capital

Four Points Centre

Business Park Place

11011 4-Points Dr

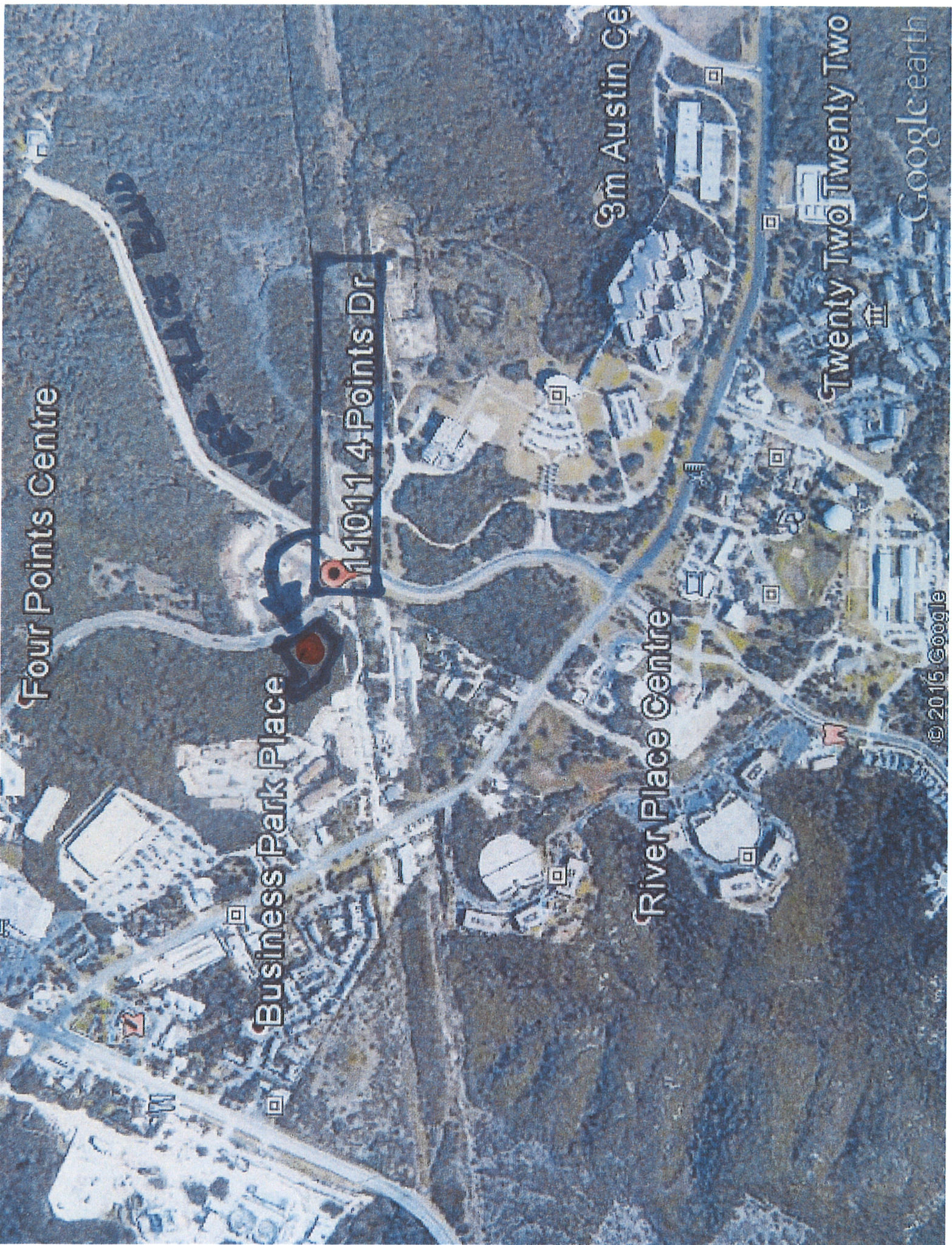
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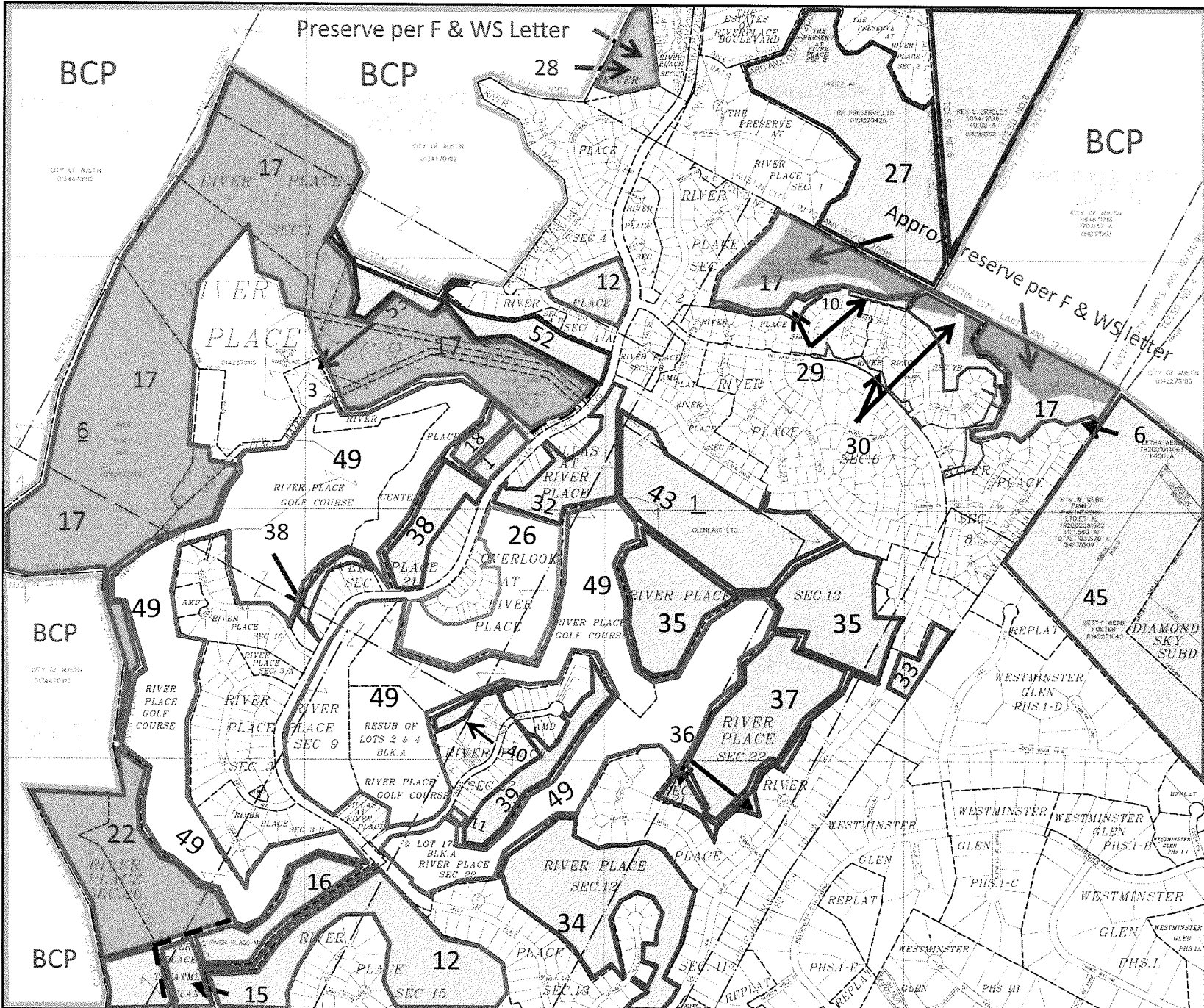
River Place Centre

Twenty Two Twenty Two

Googleearth

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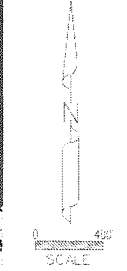




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02/27/2011 1:46

000001000
AUSTA COMMUNITY COLLEGE
CITY OF AUSTIN
LENGER RD
RIVER PLACE M&D
10000 NO 4
10000 NO 5
HARRIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT
P.O. Box 42922
Austin, TX 78714
Internet Address: WWW.TRASCAD.ORG
Main Telephone Number: 512.834.9311 Appraisal Information: 512.834.9158
Fax Number: 512.834.3531



--- SEE MAP REFERENCES ---

478	1478	1479	1479
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MAP NO.
14237

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