

EXHIBIT 2-A

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Roger Williams
Secretary of State

Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

ANCHOR RESORT CO-OWNER'S ASSOCIATION, INC.
Filing Number: 123797201

Articles Of Incorporation
Certificate of Assumed Business Name

July 14, 1992
September 03, 1998

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 16, 2007.



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams
Secretary of State

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FILED
In the Office of the
Secretary of State of Texas

JUL 14 1992

Corporations Section

ARTICLES OF INCORPORATION

OF

ANCHOR RESORT CO-OWNER'S ASSOCIATION, INC.

ARTICLE I

The name of the Corporation is Anchor Resort Co-Owner's Association, Inc.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the corporation is organized are:

(1) To serve as the "Council of Co-Owners" for the condominium project known as Puerto Del Padre Condominium (Anchor Resort), a condominium project located in Nueces County, Texas and the regime for which it was established by the filing of the Condominium Declaration for Puerto Del Padre Condominium, a condominium project;

(2) To provide for and do all activities necessary, useful and expedient to protect, preserve, maintain and repair the general and limited common elements of said condominium project for the use, enjoyment, and benefit of the members of the corporation, and to operate, administer and govern the common affairs of the members of the corporation in connection with said condominium project;

(3) To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of Puerto Del Padre Condominium, a condominium project, as a condominium project in accordance with the Declaration;

(4) To promote the health, safety and welfare of the residents within the above condominium project;

(5) To exercise the powers and privileges and to perform all of the duties and obligations imposed on the corporation in accordance with the Declaration for Puerto Del Padre Condominium, a condominium project, as such Declaration may hereafter be amended, including, but without limitation, to fix, levy, collect and enforce payment of assessments for such purposes as set forth in the Declaration; to pay all expenses in connection therewith, all expenditures incident to the conduct of the administration and business of the Condominium, all licenses, taxes and other charges as are levied or assessed against the corporation and the common elements; to borrow or raise money for any of the purposes of the corporation in accordance with a valid resolution of the corporation; to draw, make, accept, endorse, and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable and non-negotiable instruments and evidences of indebtedness, and to secure the payment of any debt thereof, and the interest thereof, by mortgage, pledge, security agreement of financing statement, or conveyance or assignment in trust of the whole or of any part of the property of the corporation, whether at the time owned or thereafter acquired; and to sell, pledge, or otherwise dispose of such bonds or obligations of the corporation for its corporate purposes;

(6) To buy, sell and deal in real property, personal property and services, and to have and to exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation laws of the State of Texas by law may now, or hereafter, have to exercise.

Nothing in these stated purposes shall limit any general power conferred upon corporations under the Non-Profit Corporation Act.

The aforesaid statement of purposes shall be construed as a statement of both purposes and of powers, and shall be broadly construed to effectuate its intent.

ARTICLE V

The street address of the initial registered office of the corporation is 14300 South Padre Island Drive, Corpus Christi, Nueces County, Texas 78418, and the name of its initial registered agent is Charles W. Hoffman.

ARTICLE VI

The number of directors instituting the initial Board of Directors is five and the names and addresses of the persons who are to serve as the initial Directors are:

NAME AND ADDRESS

Charles W. Hoffman
6159 Blazing Trail
San Antonio, Texas 78249

Mrs. Wayne Burge
17560 Fairlawn Dr.
Chagrin Falls, Ohio 44022

Fred Allon
4818 Fern Forrest Cl.
Corpus Christi, Texas 78413

Rick Mayden
4613 S. Padre Island Drive
Corpus Christi, Texas 78411

Catherine Sullivan
14300 S. Padre Island Drive #200
Corpus Christi, Texas 78418

ARTICLE VII

The name and address of each incorporator is: C. M. Henkel III, 800 CCNB Center North, 500 North Water, Corpus Christi, Texas 78471; Paula Garnett, 800 CCNB Center North, 500 North Water, Corpus Christi, Texas 78471 and Sophia Pulido, 800 CCNB Center North, 500 North Water, Corpus Christi, Texas 78471.

C. M. HENKEL III

PAULA GARNETT

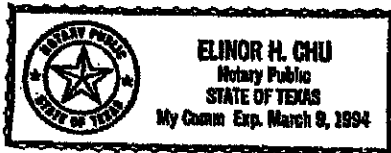
SOPHIA PULIDO

THE STATE OF TEXAS *

COUNTY OF NUECES *

BEFORE ME, the undersigned Notary Public, on this day personally appeared C. M. Henkel III, Paula Garnett, and Sophia Pulido, known to me to be the persons whose names are subscribed to the foregoing document, and being by me first duly sworn, severally declared that the statements therein contained are true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 10th day of July, 1992.



Elinor H. Chu

Notary Public, State of Texas

COUNTY OF NUECES



FILED
In the Office of the
Secretary of State of Texas
SEP 09 1998
Corporations Section

ASSUMED NAME CERTIFICATE

(PLEASE PRINT)

1. The name of the corporation, limited liability company, limited partnership, or registered limited liability partnership as stated in its articles of incorporation, articles of organization, certificate of limited partnership, application for certificate of authority or comparable document is ANCHOR RESORT CO-OWNER'S ASSOCIATION, INC.
2. The assumed name under which the business or professional service is or is to be conducted or rendered is ANCHOR RESORT
3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is TEXAS, and the address of its registered or similar office in that jurisdiction is 14300 SOUTH PADRE ISLAND DRIVE
CORPUS CHRISTI, TX 78418
4. The period, not to exceed 10 years, during which the assumed name will be used is TEN (10) YEARS
5. The entity is a (circle one):
 - Business Corporation
 - Non-Profit Corporation
 - Professional Corporation
 - Professional Association
 - Limited Liability Company
 - Limited Partnership
 - Registered Limited Liability Partnership

If the entity is some other type of incorporated business, professional or other association, please specify below:

NA

6. If the entity is required to maintain a registered office in Texas, the address of the registered office is 14300 SOUTH PADRE ISLAND DRIVE
CORPUS CHRISTI, TX 78418 and the name of its registered agent at such address EMILEY HARRISON
The address of the principal office (if not the same as the registered office) is SAME AS ABOVE

14300 SOUTH PADRE ISLAND DRIVE

