

112

ARTICLES OF INCORPORATION  
OF  
TAYLOR LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.  
(Non-Profit Corporation)

FILED  
In the Office of the  
Secretary of State of Texas  
JUL 23 1984  
Clerk D  
Corporations Section

ARTICLE I.

The name of the Corporation is Taylor Lake Estates Homeowners Association, Inc.

ARTICLE II.

The corporation is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The corporation is formed for the purposes of providing for maintenance and preservation of (a) the properties known as Taylor Lake Estates, a platted subdivision in Harris County, Texas, which is subject to the provisions of that certain Taylor Lake Estates Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration"), recorded in the Official Public Records of Real Property of Harris County, Texas, including each lot shown upon the subdivision plat which is covered by the Restrictions and each lot which may hereafter be covered by Supplemental Declarations, as hereinafter defined (each such lot being hereinafter called a "Lot"); and (b) any additional properties that may

hereafter be brought within the jurisdiction of this Association by the imposition on such additional properties of one or more Supplemental Taylor Lake Estates Declaration of Covenants, Conditions and Restrictions covering such properties (hereinafter called "Supplemental Declarations"); and to perform the other functions and services and to achieve the other purposes provided for and referred to in the Declaration and the Supplemental Declarations; and to

1. 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 all Supplemental Declarations, as the same may be amended or supplemented from time to time as therein provided, the Declaration and all Supplemental Declarations being incorporated herein as if set forth at length;

2. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and all Supplemental Declarations; 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 properties of the Association; and

3. Have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Texas may by law now or hereafter have or exercise; provided that none of the objects or purposes

herein set out shall be construed to authorize the corporation to do any act in violation of said Non-Profit Corporation Act or Part Four of the Texas Miscellaneous Corporation Laws Act, and all such objects or purposes are subject to said Acts.

ARTICLE V.

The street address of the initial Registered Office of the corporation is 1300 Post Oak Blvd., Suite 1650, Houston, Texas 77056, and the name of its initial Registered Agent at such address is Preston L. Dodson.

ARTICLE VI.

The affairs of the Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to serve as the initial Directors are:

Marion M. Rundell  
107 Driftwood Drive  
Seabrook, Texas 77586

Linda Rundell  
107 Dritwood Drive  
Seabrook, Texas 77586

Al J. Keller  
1003 Wirt Road, Suite 110  
Houston, Texas 77055

Each of the initial Directors shall hold office for an initial term of three (3) years and/or until his successor is duly elected and qualified. At the annual meeting in 1987, the members shall elect one (1) Director for a term of one (1) year; one (1)

Director for a term of two (2) years; and one (1) Director for a term of three (3) years; and at each annual meeting thereafter, the members shall elect that number of Directors equal to the number of Directors whose terms expire at such time.

ARTICLE VII.

Each legal owner, whether one (1) or more persons or entities, of fee simple title to any lot, including contract sellers (but excluding those having an interest in a lot merely as security for the performance of an obligation and those having only an interest in the mineral estate associated with a lot), shall be a member of the Association. Membership in the Association shall be appurtenant to and shall automatically follow the legal ownership of such required interest in a lot and may not be separated from such ownership. No instrument shall be necessary to transfer membership and no certificates of membership will be issued.

ARTICLE VIII.

The Association shall have two (2) classes of membership which shall be Class "A" members, who are comprised of owners of lots, other than the Declarant named in the Declaration; and Class "B" members, who shall be the Declarant named in the Declaration. Each Class "A" member shall be entitled to cast one (1) vote for

IN WITNESS WHEREOF, we have hereunto set our hands this the

19th day of July, 1984.

Preston L. Dodson  
PRESTON L. DODSON

Ben B. Turner, Jr.  
BEN B. TURNER, JR.

Louis M. Lippman  
LOUIS M. LIPPMAN

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Preston L. Dodson, Ben B. Turner, Jr., and Louis M. Lippman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of July, 1984.

Bernice Beck  
Notary Public in and for  
The State of Texas

BERNICE BECK  
Notary Public, State of Texas  
My Commission Expires November 30, 1988  
Bonded by Laredo Agency, Lawyers Surety Corp.

each lot the member owns. In the event any lot is owned by more than one member, the members owning such a lot shall be entitled to collectively cast only one (1) vote with respect to such lot. Each Class "B" member shall be entitled to seven (7) votes for each lot the member owns. Class "B" membership shall cease and be converted to Class "A" members when all lots in the Taylor Lake Estates Subdivision have been sold to owners other than Declarant.

ARTICLE IX.

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 or shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

Dissolution of the Association must be approved in writing and signed by not less than two-thirds (2/3) of the members.

ARTICLE X.

The name and street address of each incorporator is:

Preston L. Dodson  
1300 Post Oak Blvd., Suite 1650  
Houston, Texas 77056

Ben B. Turner, Jr.  
1300 Post Oak Blvd., Suite 1650  
Houston, Texas 77056

Louis M. Lippman  
1300 Post Oak Blvd., Suite 1650  
Houston, Texas 77056