

ARTICLES OF INCORPORATION
of
HUNTER'S PARK PROPERTY OWNER'S ASSOCIATION, INC.

FILED In the Office of the Secretary of State of Texas OCT 18 1996 Corporations Section

I, the undersigned natural person of the age of eighteen (18) years or more, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE ONE
NAME

The name of the corporation is HUNTER'S PARK PROPERTY OWNER'S ASSOCIATION, INC.

ARTICLE TWO
NON-PROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE
DURATION

The period of its duration is perpetual.

ARTICLE FOUR
PURPOSES

The purposes for which the corporation is organized are as follows:

- (1) The specific and primary purpose for which this corporation is incorporated is to provide for an organization consisting of the owners of Lots in Hunter's Park, a tract of land out of Tract "E" of Clay Estate, a subdivision out of the Alexander Ewing Survey, Abstract No. 245, Harris County, Texas, and being more particularly described by the complete legal description attached hereto as Exhibit "A", which is incorporated herein by reference and any other property annexed into the jurisdiction of the corporation (the "Property"), in order to provide for the management, maintenance, preservation, and architectural control of the Property. EACH RESIDENT OF THE PROPERTY, THEIR GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN PERSONAL SAFETY; IT IS UNDERSTOOD AND AGREED THAT IT SHALL NOT BE ONE OF THE PURPOSES OF THE CORPORATION TO PROVIDE SECURITY TO THE

RESIDENTS OF THE PROPERTY OR THEIR GUESTS AND INVITEES. NEITHER THE CORPORATION, ITS BOARD, NOR ITS OFFICERS OR DIRECTORS SHALL EVER IN ANY WAY, BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE PROPERTY NOR SHALL THEY BE LIABLE FOR ANY LOSS OR DAMAGE BY REASON OR ALLEGED FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY.

- (2) The general powers of the corporation are to:
- (a) enforce the terms of that certain instrument entitled "Restrictions and Covenants in Hunter's Park Addition," filed of record under County Clerk's File No. P841672 in the Official Public Records of Real Property of Harris County, Texas (the "Restrictions"), and as the same may be amended from time to time as therein provided, the Restrictions being incorporated herein as if set forth at length, as well as the restrictive covenants of any other properties brought within the jurisdiction of the corporation;
 - (b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Restrictions; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;
 - (c) 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 corporation;
 - (d) borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
 - (e) 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 such conditions as may be agreed to by the Members; and
 - (f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area; and
 - (g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.
- (3) Notwithstanding any of the foregoing statements of purposes and powers, the corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that

are not in furtherance of the primary purpose of this corporation as set forth in Paragraph (1) of this Article Four. The corporation is organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the Members thereof and is organized for non-profit purposes.

ARTICLE FIVE
MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the corporation, including contract sellers, shall be a Member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the corporation.

ARTICLE SIX
VOTING RIGHTS

The Association shall have one class of voting membership, which shall be entitled to one vote for each Lot owned. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE SEVEN
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 1203 Hunters Park Way, Houston, Texas 77055, and the name of its initial registered agent at such address is Stephanie Miller.

ARTICLE EIGHT
BOARD OF DIRECTORS

The affairs of the corporation shall be managed by a Board of three (3) Directors, who need not be Members of the corporation. The number of directors may be changed by amendment of the Bylaws of the corporation. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
John Yochum	1211 Hunters Park Way Houston, Texas 77055

Carolyn Huppertz

1206 Hunters Park Way
Houston, Texas 77055

Elizabeth French

1210 Hunters Park Way
Houston, Texas 77055

ARTICLE NINE
INDEMNIFICATION

The Association shall indemnify any director or former director, officer or former officer of the Association to the fullest extent allowed by the Texas Non-Profit Corporation Act.

ARTICLE TEN
WRITTEN CONSENT

Provided the provisions of Article 1396-9.10C of the Texas Non-Profit Corporation Act are fully complied with, any action required by the Texas Non-Profit Corporation Act to be taken at a meeting of Members, directors, or any committee of the corporation or any action that may be taken without a meeting if a consent in writing setting forth the action to be taken is signed by a sufficient number of Members, directors, or committee members as would be necessary to take that action at a meeting at which all of the Members, directors, or members of the committee were present and voted.

ARTICLE ELEVEN
INCORPORATOR

The name and street address of the incorporator is:

NAME

ADDRESS

Roy D. Hailey

5718 Westheimer, Suite 1600
Houston, Texas 77057

ARTICLE TWELVE
DISSOLUTION

The corporation may be dissolved with the assent given in writing and signed by Members of the corporation representing not less than two-thirds (2/3) of the votes in the corporation. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency or other non-profit organization to be used for purposes similar to those for which this corporation 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.

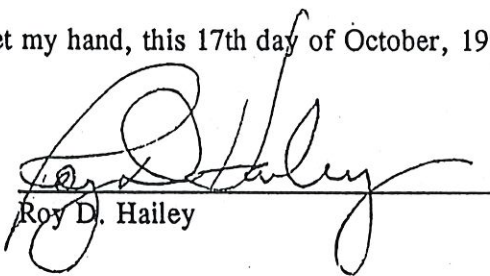
**ARTICLE THIRTEEN
DURATION**

The corporation shall exist perpetually.

**ARTICLE FOURTEEN
AMENDMENT**

Amendments of the Articles of Incorporation must be approved by at least two-thirds (2/3) of Members of the corporation, present in person or by proxy at an annual or special meeting of the Members.

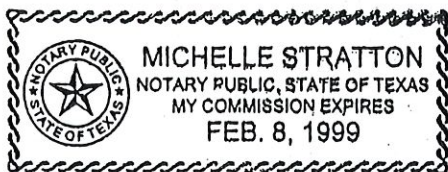
IN WITNESS WHEREOF, I have hereunto set my hand, this 17th day of October, 1996.



Roy D. Hailey

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was executed before me on this 17th day of October, 1996, by Roy D. Hailey for the purposes and consideration expressed therein.





NOTARY PUBLIC - STATE OF TEXAS

EXHIBIT "A"

ALL THAT CERTAIN TRACT OF LAND CONTAINING 82,369.89 SQUARE FEET OF LAND OUT OF TRACT "E" OF CLAY ESTATE, A SUBDIVISION OUT OF THE ALEXANDER EWING SURVEY, ABSTRACT NO 245, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF BRYKERWOODS ESTATES, AS RECORDED IN VOLUME 29, PAGE 31 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF TRACT "E" OF CLAY ESTATES, AND PASSING AT 140.00 FEET TO A ONE (1)-INCH IRON PIPE, AND CONTINUING IN ALL A TOTAL OF 290.00 FEET TO A ONE (1)-INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 284.22 FEET TO A ONE (1)-INCH IRON PIPE BEING THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT OF LAND, AND BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF BOBBIT LANE (60-FOOT PUBLIC ROAD);

THENCE NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY OF BOBBITT LAND, PASSING AT 150 FEET A ONE (1)-INCH IRON PIPE, AND CONTINUING IN ALL A TOTAL DISTANCE OF 280.00 FEET TO A ONE-HALF (1/2)-INCH IRON ROD FOR A CUT-BACK CORNER OF WIRT ROAD; AND BEING THE MOST NORTH NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT OF LAND;

THENCE SOUTH 44 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID CUT-BACK LINE OF WIRT ROAD, A DISTANCE OF 14.07 FEET TO A ONE-HALF (1/2)-INCH IRON ROD LOCATED ON THE EAST RIGHT-OF WAY LINE OF WIRT ROAD;

THENCE SOUTH 00 DEGREES 33 MINUTES 25 SECONDS EAST, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF WIRT ROAD, A DISTANCE OF 274.22 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 82,369.89 SQUARE FEET OF LAND.

SAVE AND EXCEPT:

LOTS ONE (1) THROUGH FOURTEEN (14) IN BLOCK ONE (1) OF HUNTERS PARK GARDEN HOMES, BEING A PARTIAL REPLAT OF TRACT "E" OF CLAY ESTATE, A SUBDIVISION OUT OF THE ALEXANDER EWING SURVEY, A-245 AS RECORDED IN VOLUME 11, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING OUT OF THE ABOVE MENTIONED METES AND BOUNDS, (HUNTERS PARK GARDEN HOMES SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS UNDER CLERK'S FILE NO P 170716.

HUNTERS PARK
Community Association, Inc.
4503A HICKORY DOWNS HOUSTON, TEXAS 77084



October 11, 1996

Mr. Dale French
Attorney At Law
10301 Northwest Freeway, Suite 509
Houston, Texas 77092

Re: Similar Name for Homeowners Association

Dear Mr. French:

The purpose of this letter is to give Hunters Park Community Association, Inc.'s consent to your homeowner's association to use the name of "Hunter's Park Property Owner's Association, Inc." for its subdivision non-profit corporation.

If further assistance is needed, please advise.

Cordially,

Mrs. Lynn Cadwallader

Mrs. Lynn Cadwallader
President
Hunters Park Community Association, Inc.

LC/jm