

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 25177

ERecordings-RP

Recorded On: September 21, 2023 10:01 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$40.00

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Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**CERTIFICATE FOR
RECORDATION OF DEDICATORY INSTRUMENT OF
VILLAGE GREEN HOMEOWNERS ASSOCIATION OF DENISON, INC.**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON

§

§

WHEREAS, Section 202.006 of the Texas Property Code requires that "A Property Owners' Association shall file its dedicatory instruments in the Real Property Records of each county in which the Property to which the dedicatory instruments relates is located."; and

WHEREAS, Village Green Homeowners Association of Denison, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the Real Property Records of Grayson County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and


WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Village Green Homeowners Association of Denison, Inc., Executed by Village Green of Denison, Inc., as Declarant, was recorded at Volume 1656, Page 250 on or around August 10, 1983 in the Real Property Records of Grayson County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Declaration of Covenants, Conditions and Restrictions for Village Green" (the "Declaration") subjected to the scheme of development therein certain land located in Grayson County, Texas;

NOW THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

(signature page follows)

EXECUTED this 18th day of September, 2023

Village Green Homeowners Association of Denison, Inc.,
A Texas non-profit corporation

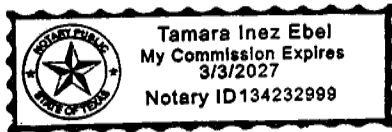
By: 
Eric Campbell,
Village Green Homeowners Association of Denison, Inc.

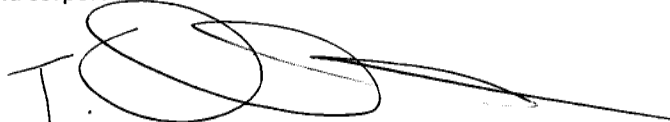
STATE OF TEXAS

§

COUNTY OF GRAYSON

This instrument was acknowledged before me on the 18th day of September, 2023 by Eric Campbell, authorized representative of Village Green Homeowners Association of Denison, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public in and for the State of Texas

After Recording, Return to:
Manning & Meyers, Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, TX 75206



The State of Texas
Secretary of State

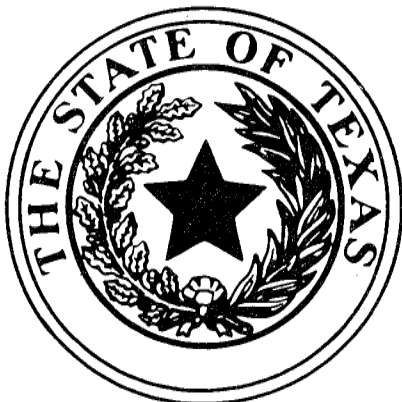
CERTIFICATE OF INCORPORATION
OF

VILLAGE GREEN HOMEOWNERS ASSOCIATION OF DENISON, INC.
CHARTER NUMBER 651764

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE
CORPORATION, DULY SIGNED AND VERIFIED HAVE BEEN RECEIVED IN THIS
OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY
VIRTUE OF THE AUTHORITY VESTED IN HIM BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE
ARTICLES OF INCORPORATION.

DATED APR. 18, 1983



Adrian W. Fairley
Secretary of State

ARTICLES OF INCORPORATION
OF
VILLAGE GREEN HOMEOWNERS ASSOCIATION
OF DENISON, INC.

FILED
In the Office of the
Secretary of State of Texas
APR 18 1983
Clerk F
Corporations Section

We, the undersigned natural persons, at least two (2) of whom are citizens of the State of Texas, and who are of the age of eighteen (18) years of more, acting as incorporators 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 VILLAGE GREEN HOMEOWNERS ASSOCIATION OF DENISON, INC.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

The purposes for which this corporation is formed are:

- (1) The specific and primary purpose is to own, operate and maintain common and green areas and common amenities within the subdivision known as Village Green Townhomes Addition to the City of Denison, Grayson County, Texas, per map or plat filed or to be filed of record in the office of the County Clerk of Grayson County, Texas, for the pleasure and benefit of the members of the Association.

(2) General purposes and powers are:

a. To construct, own, maintain and operate all common areas within the Village Green Townhomes Addition.

b. To maintain and provide maintenance for buildings and other structures within the said subdivision.

c. To purchase, lease, or otherwise acquire, improve, construct, own, hold, use, maintain, operate, exchange, encumber, sell, convey, or otherwise dispose of real and personal property of every kind, nature, or description, as may be necessary or desirable to promote the primary purpose of this corporation.

d. To make and perform contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, corporation, municipality, state, government, or municipal or political subdivision.

e. To have and exercise all the rights and powers conferred on nonprofit corporations under the Texas Non-Profit Corporation Act, as such law is now in effect or may at any time hereafter be amended.

f. To do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this corporation.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall, except where otherwise expressed, be in no way limited or restricted by any reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

ARTICLE FIVE

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 627 E. Heron, Denison, Texas 75020, and the name of its initial registered agent at such address is JAMES E. GREEN.

ARTICLE SIX

BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

NAME	ADDRESS
JAMES E. GREEN	627 E. Heron Street Denison, Texas 75020
THELMA RUTH GREEN	627 E. Heron Street Denison, Texas 75020
W. LAWRENCE EVANS	933 West Main Denison, Texas 75020

ARTICLE SEVEN

INCORPORATORS

The name and street address of each incorporator is:

NAME	ADDRESS
JAMES E. GREEN	627 E. Heron Denison, Texas 75020
THELMA RUTH GREEN	627 E. Heron Denison, Texas 75020
W. LAWRENCE EVANS	933 West Main Denison, Texas 75020

ARTICLE EIGHT

ADDITIONAL PROVISIONS

Each member of the Association shall be entitled to one (1) vote at all meetings of the members.

IN WITNESS WHEREOF, we have hereunto set our hands, this
_____ day of April, 1983.

James E. Green
JAMES E. GREEN

Thelma Ruth Green
THELMA RUTH GREEN

W. Lawrence Evans
W. LAWRENCE EVANS

STATE OF TEXAS

COUNTY OF GRAYSON

I, Joyce Y. Butler, a Notary Public, do hereby certify that on this 15th day of April, 1983, personally appeared before me JAMES E. GREEN, THELMA RUTH GREEN, and W. LAWRENCE EVANS, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, 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.

Joyce Y. Butler
Notary Public in and for
the State of Texas