

ARTICLES OF INCORPORATION

OF

FILED
In the Office of the
Secretary of State of Texas

WOODHAVEN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. 31 1982

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for a non-profit corporation.

ARTICLE I.

The following words, when used in these Articles of Incorporation, shall have the following definitions and meanings:

(a) "Association" shall mean and refer to WOODHAVEN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

(b) "Property" shall mean and refer to that certain land and premises situated in Dallas, Dallas County, Texas, and more particularly described within the Declaration.

(c) "Declaration" shall mean and refer to that certain instrument entitled "Declaration and Master Deed," establishing a condominium regime with respect to the Woodhaven Condominiums, to be recorded in the Condominium Records of Dallas County, Texas, and as the same may be amended from time to time as provided therein.

(d) "Common Elements" shall mean and refer to the General Common Elements and Limited Common Elements as set forth in the Declaration.

(e) "Unit" shall mean and refer to the separate ownership of an individual unit consisting of an enclosed space comprising one or more rooms, together with an undivided interest in the Common Elements, as depicted on a map or plat recorded in the Condominium Records of Dallas County, Texas, along with the Declaration.

(f) "Owner" shall mean and refer to the record holder or holders of fee simple title of a Unit in the Property, but shall exclude persons or entities having any interest in a Unit merely as security for the performance of an obligation.

(g) "Member" shall mean and refer to each Owner, who shall upon becoming an Owner automatically become and remain a member of the Association.

ARTICLE II.

The name of the Association is WOODHAVEN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., and it shall be a non-profit corporation.

ARTICLE III.

The period of duration of the Association is perpetual, save and except that the Association may be terminated in accordance with the Texas Condominium Act (Article 1301a, Texas Revised Civil Statutes), and the Association shall be terminated by the termination of the condominium regime in accordance with the provisions of the Declaration.

ARTICLE IV.

The Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are:

(1) to operate, manage, maintain and administer the affairs of Woodhaven Condominiums, a condominium regime to be established with respect to the Property pursuant to the Texas Condominium Act (Article 1301a, Texas Revised Civil Statutes) and the Declaration;

(2) to acquire, contract, manage, maintain and care for the Common Elements;

(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 Woodhaven Condominiums as a condominium regime in accordance with the Declaration;

(4) to promote the health, safety and welfare of the Owners and residents of the Woodhaven Condominiums;

(5) to exercise the powers and privileges and to perform all of the duties and obligations imposed on the Association in accordance with the Declaration, as such Declaration may hereafter be amended, including, but without limitation, the power and duty 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 and all expenditures incident to the conduct of the administration and business of the Woodhaven Condominiums

and all licenses, taxes and other charges as are levied or assessed against the Association and the Common Elements of the Woodhaven, Condominiums;

(6) to borrow money (if necessary) and 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, subject to Part Four of the Texas Miscellaneous Corporation Laws Act; and

(7) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors of the Association, will promote the common benefit and enjoyment of the Owners and residents of the Woodhaven Condominiums; provided, however, that no part of the net earnings of the Association shall inure to the benefit of or be distributable to any Member, director or officer of the Association, or any individual (except that reasonable compensation may be paid for services rendered to or for the Association related to or pertaining to one or more of its purposes and rebates may be made, at the discretion of the Board of Directors of the Association, of excess membership dues, fees or assessments).

ARTICLE V.

The street address of the initial registered office of the Association is 5519 Arapaho Road, Suite 200, Dallas, Texas 75248, and the name of its initial registered agent at such address is Lloyd Jones.

ARTICLE VI.

The business and affairs of the Association shall be managed by a Board of Directors. The number of individuals constituting the initial Board of Directors shall be three (3). The names and addresses of the three (3) individuals who are to act initially in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Richard Lee	5519 Arapaho Road Suite 200 Dallas, Texas 75248
J. Stephen Harris	2001 Bryan Tower Suite 3000 Dallas, Texas 75201

Jerry K. Yoder

2001 Bryan Tower
Suite 3000
Dallas, Texas 77201

ARTICLE VII.

The name and street address of each incorporator of the Association is:

NAME

ADDRESS

Paul B. Sander

2800 One Main Place
Dallas, Texas 75250

Laura M. Keith

2800 One Main Place
Dallas, Texas 75250

Suzanne M. Sanderson

2800 One Main Place
Dallas, Texas 75250

IN WITNESS WHEREOF, we have hereunto set our hands, this 9th
day of July, 1982.

Paul B. Sander
PAUL B. SANDER

Laura M. Keith
LAURA M. KEITH

Suzanne M. Sanderson
SUZANNE M. SANDERSON

THE STATE OF TEXAS

COUNTY OF DALLAS

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BEFORE ME, the undersigned authority, on this date personally appeared PAUL B. SANDER, LAURA M. KEITH and SUZANNE M. SANDERSON, who being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators of WOODHAVEN CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. and that the statements therein contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of July, 1982.

Marcia Alexander
Name: Marcia Alexander
Notary Public in and for
The State of Texas

My Commission Expires:

2-18-85