

ARTICLES OF INCORPORATION
OF
CRIPPLE CREEK FARMS NORTH CIVIC CLUB

MAR 20 1973

Bill Zimmerman
Deputy Director, Corporation Division

We, the undersigned natural persons of the age of twenty-one 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 such corporation:

ARTICLE ONE

The name of the Corporation is Cripple Creek Farms North Civic Club.

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the Corporation is organized are: to serve as the civic club of the tract owners in Cripple Creek Farms North, a subdivision located in Montgomery County, Texas; to collect the beautification fees and the perpetual improvement fund prescribed by the recorded restrictions of Cripple Creek Farms North and expend and use the same for street lights, signs, markers and other beautification projects to assure adequate beautification standards of such subdivision; to represent the interests of the owners of tracts in such subdivision in all matters of a civic nature pertaining thereto; to take all action necessary or desirable in collecting and enforcing the collection of such fees and funds (including, but not limited to, bringing suit to collect same and foreclosing any liens therefor, whether against tract owners or others) and in enforcing such restrictions (including, but

not limited to, bringing suit for mandatory or prohibitive injunctions to restrain or remedy violations); and to exercise all of the powers prescribed by the Texas Non-Profit Corporation Act and in particular, Article 1396-2.02, Revised Civil Statutes of Texas, in furtherance of the civic purposes hereinabove described, except where expressly restricted by the terms of these Articles of Incorporation or prohibited by law.

ARTICLE FIVE

The street address of the initial registered office of the Corporation is 30611 Meadowood, Magnolia, Texas, and the name of its initial registered agent at such address is William E. Covington.

ARTICLE SIX

The number of directors constituting the initial board of directors of the Corporation is three and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Roy L. Buzbee	119 Magnolia Blvd. P. O. Box 496 Magnolia, Texas
William E. Covington	30611 Meadowood, Route 3, Box 2736 Magnolia, Texas
William R. Lanning	31211 N. Cripple Creek P. O. Box 510 Magnolia, Texas

ARTICLE SEVEN

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Mrs. William R. Lanning	31211 N. Cripple Creek P. O. Box 510 Magnolia, Texas
William E. Covington	30611 Meadowood Route 3, Box 2736 Magnolia, Texas
Garland Wm. Butler	Rt. 3, Box 2725 Magnolia, Texas

ARTICLE EIGHT

The Corporation shall have one class of members, which shall consist of tract owners in Cripple Creek Farms North Subdivision in Montgomery County, Texas. The manner of election or appointment and the qualifications and rights of the members, and the issuance of certificates, cards or other instruments evidencing membership rights, voting rights or ownership rights of members, shall be set forth in the by-laws of the Corporation.

ARTICLE NINE

The Corporation is organized, and at all times hereafter shall be operated, exclusively for the civic purposes described in Article Four of these Articles of Incorporation. The Corporation, in carrying out its purpose, shall solicit contributions from its members and others who may be willing to make such contributions, and shall use such funds (together with the beautification fees and perpetual improvement fund referred to in Article Four) exclusively for such purposes, and no part of its net earnings shall inure to the benefit of any private shareholder or member or individual, no substantial part of its activities shall be carrying on propaganda, or otherwise attempting, to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE TEN

In the event of the dissolution of the Corporation, by lapse of time or otherwise, when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or rights thereto shall not be transferred to private ownership, but shall be transferred to such other

organization or organizations which are exempt from Federal income taxation under Section 501(a) of the Internal Revenue Code of 1954 or other law applicable thereto, and which are engaged in activities substantially similar to those of the Corporation carried out in furtherance of the purposes specified in Article Four of these Articles of Incorporation, and, if none be then in existence, then such funds or property shall be charged with a charitable public trust and shall be thereafter administered and applied to public charitable purposes by a trustee or trustees to be appointed pursuant to law by a court of competent jurisdiction.

IN WITNESS WHEREOF, we have hereunto set our hands, this 19th day of February, 1973.

Mrs. William R. Lanning
MRS. WILLIAM R. LANNING

William E. Covington
WILLIAM E. COVINGTON

Garland Wm. Butler
GARLAND WM. BUTLER

THE STATE OF TEXAS §

COUNTY OF HARRIS §

I, Carolyn Wyatt, a Notary Public, do hereby certify that on this 19th day of February, 1973, personally appeared before me, Mrs. William R. Lanning, William E. Covington, and Garland Wm. Butler, 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 of day and year above written.

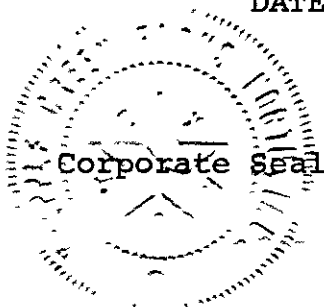
Carolyn Wyatt
Notary Public in and for
Harris County, T E X A S

My Commission Expires: 6-1-73

I, PHILIP NATHANS, Jr., hereby certify that
I am Secretary of Cripple Creek Farms North, Inc., a Texas
corporation, and that the following is a true copy of a re-
solution of the Board of Directors of the Corporation adopt-
ed at a SPECIAL meeting held MARCH 12, 1973:

BE IT RESOLVED that the Corporation, Cripple
Creek Farms North, Inc., consent to use of the
name, "Cripple Creek Farms North Civic Club"
by a new Texas non-profit corporation to be
formed by Mrs. William R. Lanning, William E.
Covington and Garland Wm. Butler, incorporators,
and that any officer of the Corporation be,
and he hereby is authorized to execute, in the
name of the Corporation and on its behalf, any
written instrument expressing such consent, and
to deliver such instrument to such named incor-
porators for use in forming "Cripple Creek
Farms North Civic Club".

DATED this 13th day of MARCH, 1973.



Philip Nathans, Jr.
Secretary, Cripple Creek
Farms North, Inc.

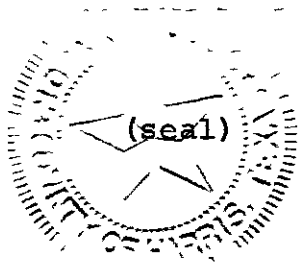
THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day
personally appeared Philip Nathans, Jr. known to me
to be the person whose name is subscribed above, and acknow-
ledged to me that he executed the same for the purposes and
consideration therein expressed and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th
day of March, 1973.

Virginia E. Eason
Notary Public in and for
Harris County, T e x a s



TO THE SECRETARY OF STATE, STATE OF TEXAS:

CRIPPLE CREEK FARMS NORTH, INC. hereby gives its consent to the use of the corporate name, "Cripple Creek Farms North Civic Club", by Mrs. William R. Lanning, William E. Covington and Garland William Butler, incorporators, in forming a non-profit Texas corporation.

DATED this 13th day of March, 1973.

CRIPPLE CREEK FARMS NORTH, INC.

By *W. R. Lanning*
Title:

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared *W. R. Lanning, Pres.*, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Cripple Creek Farms North, Inc., a Texas corporation, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of March, 1973.



Virginia E. ...
Notary Public in and for
Harris County, T e x a s