



The State of Texas

SECRETARY OF STATE

The undersigned, as Secretary of State of the State of Texas, HEREBY CERTIFIES that the attached is a true and correct copy of the following described instruments on file in this Office:

VILLAS OF SWEETWATER COMMUNITY ASSOCIATION, INC.

Articles of Incorporation

November 26, 1985



IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

29th day of August A. D. 19 90

George S. Boyd
Secretary of State
(1) me j

FILED
In the Office of the
Secretary of State of Texas

NOV 26 1985

ARTICLES OF INCORPORATION
OF
VILLAS OF SWEETWATER COMMUNITY ASSOCIATION, INC.
(A Texas Non-Profit Corporation)

Clers 1-0
Corporations Section

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act (hereinafter called the "Act") do hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

NAME

The name of the Corporation is VILLAS OF SWEETWATER COMMUNITY ASSOCIATION, INC.

ARTICLE II

NON-PROFIT CORPORATION

The Corporation is a non-profit corporation.

ARTICLE III

DURATION

The period of the duration of the Corporation is perpetual.

ARTICLE IV

PURPOSES AND POWERS

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a Condominium Project, as provided in the Condominium Declaration of THE VILLAS OF SWEETWATER (hereinafter referred to as the "Declaration"), located in Fort Bend County, Texas.

2. The general purposes and powers are:

a. To promote the common good, health, safety and general welfare of the residents within the Property;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising

from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the Condominium Records in the Office of the County Clerk of Fort Bend County, Texas, the Declaration being incorporated herein by reference for all purposes;

c. To enforce applicable provisions of the Declaration, By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;

d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

e. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Act may now or hereafter have or exercise;

f. To acquire (by purchase, grant or otherwise), annex and merge, 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;

g. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and

h. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause

shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above 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 purposes of the Corporation.

ARTICLE V

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Corporation is 4665 Sweetwater Boulevard, Suite 100, Sugarland, Texas 77479, and the name of its initial registered agent at such address is Greystone Housing Corporation.

ARTICLE VI

INITIAL 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 are:

<u>NAME</u>	<u>ADDRESS</u>
Stacy G. Hunt	4665 Sweetwater Boulevard, Suite 100 Sugarland, Texas 77479
C. David Hargrove	4665 Sweetwater Boulevard, Suite 100 Sugarland, Texas 77479
Walter B. Eads	4665 Sweetwater Boulevard, Suite 100 Sugarland, Texas 77479

At the first (1st) annual meeting of the Members of the Association, or any annual meeting thereafter, or special meeting of the Association called for that purpose, the number of Directors may be increased to five (5).

ARTICLE VII

INCORPORATORS

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Stacy G. Hunt	4665 Sweetwater Boulevard, Suite 100 Sugarland, Texas 77479
C. David Hargrove	4665 Sweetwater Boulevard, Suite 100 Sugarland, Texas 77479

Walter B. Eads

4665 Sweetwater Boulevard,
Suite 100
Sugarland, Texas 77479

ARTICLE VIII

MEMBERSHIP

The authorized number of and qualifications for membership in the Corporation along with the appurtenant voting rights and other privileges due Unit Owners in the Condominium Project shall be as set out in the Declaration. Every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject to the Declaration, 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 Unit which is subject to assessment by the Corporation.

ARTICLE IX

DISSOLUTION

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the object and purposes for which the Corporation is formed, and shall not accrue to the benefit of any Director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day
of November, A.D., 1985.

Stacy G. Hunt
Stacy G. Hunt

C. David Hargrove
C. David Hargrove

Walter B. Eeds
Walter B. Eeds

THE STATE OF TEXAS §
COUNTY OF FT. BEND §

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that on this 21st day of November, A.D., 1985, personally appeared before me Stacy G. Hunt, C. David Hargrove and Walter B. Eeds, 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 date and year above written.

Jerry Cunningham
Notary Public in and for
The State of Texas
My Commission Expires: 11/4/87

Notice of Dedicatory Instruments

Community Rules and Satellite Dish Waiver

Revised and Refiled

VILLAS OF SWEETWATER COMMUNITY ASSOCIATION, INC.
CORPORATION RESOLUTION

WHEREAS, There is a need for a uniform collection policy for Villas of Sweetwater Community Association, Inc.

AND WHEREAS, The Board of Directors of Villas of Sweetwater Community Association, Inc. wishes to make this collection policy a matter of record,

NOW, THEREFORE, BE IT RESOLVED, That the Board of Directors on behalf of Villas of Sweetwater Community Association, Inc. sets collection policy as follows:

Any and all payments that are received either by the office of Creative Property Management Co. or by the lockbox of the Association's banking institution be applied as follows;

Funds will first pay late fees, violation fines, attorney fees, damages/repair costs, and/or any other costs, with the exception of maintenance fees, that may be due on an account at the time payment is received. The remaining balance of funds will then be applied to any maintenance assessment that is currently due on an account.

DATED, this 14th day of December, 1994

[Signature]

Kathleen Marsh

Paula G. Manfieri

Robert H. [Signature]

Andy Goshbee

Let
FRANK, ELMORE, LIEVENS, CHESNEY
& TURET, L.L.P.

NIELS ESPERSON BUILDING
808 TRAVIS STREET, SUITE 2600
HOUSTON, TEXAS 77002-5778

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

10-02-2000 10:27 AM 2000083460
TD \$51.00
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS