



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

TOWNEWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.,
CHARTER NUMBER 578421

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 SEP. 17, 1981




Secretary of State

ARTICLES OF INCORPORATION
OF THE
TOWNEWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

SEP 17 1981

CLERK I A
Corporation Division

WE, the undersigned natural persons of the age of twenty-one (21) 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 of such corporation.

ARTICLE I

The name of the corporation is TOWNEWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the Association is organized are: to provide for maintenance, preservation and architectural control of the residential lots and Common Area, if any, of TOWNEWEST, Section Five (5), a subdivision in Harris County, Texas, or any other areas created by the dedication of additional sections or properties to the said subdivision (herein called the "Property" or "development"), by the Developer and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise the powers and privileges and to perform all of the duties and obligations as set forth in those restrictions applicable to the above described property and recorded in Harris County Deed Records;

(b) fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Restrictions, to pay all expenses in connection therewith and all office and other expenses in connection incident to the conduct of the business of the Association including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for the public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred;

(e) dedicate, sell, or transfer all or any part of the Common Area, if any, to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication nor transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members authorizing the Directors to act in behalf of the members for the purpose of accomplishing such dedication, sale or transfer;

(f) notwithstanding the foregoing, the Board of Directors may from time to time without authorization of the membership, grant or dedicate easements with respect to the Common Area, if any, as may be necessary or convenient to provide or assist in utility service to the Property;

(g) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, if any, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members; however, upon submittal of each stage or section of the development to the FHA and/or VA, the Association will annex such additional stages or sections of TOWNEWEST, by the Board of Directors of the Association without such approval by two-thirds (2/3) of each class of membership;

(h) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Texas by law may now or hereafter have to exercise.

ARTICLE V

The street address of the initial registered office of the corporation is 2630 Westridge, Houston, Texas 77054, and the name of the initial registered agent at such address is Russell Bird.

ARTICLE VI

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 as to assessment of the Association, including contract sellers, shall have a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Memberships shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VII

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Russell Bird	2630 Westridge Houston, Texas 77054
John Bourbonnais	2630 Westridge Houston, Texas 77054
Ken Caffey	2630 Westridge Houston, Texas 77054

ARTICLE VIII

The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners with the exception of the Developer and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote of 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.

Class B: Class B members shall be the Developer, and shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events whichever occurs earlier:

(a) When the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership, including duly annexed areas, or

(b) On the 1st day of January, 1990,

provided, however, that the Class B membership shall be reinstated upon annexation to the properties of any additional residential property and/or common area, but subject to further cessation in accordance with the limitations set forth in the preceding paragraphs of this Article VIII, whichever occurs first.

ARTICLE IX

The affairs of this Association shall be managed by a board of five (5) directors, who need not be members of the Association. The number of directors may be increased by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until selection of their successors, are:

<u>Name</u>	<u>Address</u>
Russell Bird	2630 Westridge Houston, Texas 77054
J. C. Sanders	2630 Westridge Houston, Texas 77054
Mike Bertirotti	2630 Westridge Houston, Texas 77054
Mike Duffey	2630 Westridge Houston, Texas 77054
Roy Bowman	2630 Westridge Houston, Texas 77054

At the first annual meeting the members shall elect two directors for a term of two years and three directors for terms of three years, and at each annual meeting thereafter the members shall elect directors for terms of two (2) years, as may be needed.

ARTICLE X

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit organization, association, trust or other organization to be used for similar purposes.

ARTICLE XI

Amendment of these Articles shall require the assent of seventy-five (75%) percent of the entire membership.

ARTICLE XII

Subject to the provisions of preceeding Article IV, as long as there is a Class B membership, the following acts will require

the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, and the dissolution and amendment of these articles, mortgaging of Common Area, if any, and dedication of Common Area, if any.

IN WITNESS WHEREOF, we have hereunto set out hands, this day of SEPTEMBER 4TH, 1981.

Russell Bird
Russell Bird

John T. Bourbonnais
John Bourbonnais

Ken Caffey
Ken Caffey

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned Notary Public, hereby certify that on the 4TH day of SEPTEMBER, 1981, personally appeared before me Russell Bird, John Bourbonnais and Ken Caffey, who 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.

Marianne D. Irish
Notary Public for
THE STATE OF TEXAS
MARIANNE D. IRISH
Notary Public State of Texas
My Commission Expires May 8, 1984



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

WILLOW CREEK COMMUNITY IMPROVEMENT ASSOCIATION, INC.
CHARTER NUMBER 578421

I, [Name], AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFY THAT ARTICLES OF INCORPORATION FOR THE ABOVE
CORPORATION, DUPLICATED AND VERIFIED TRUE COPIES, FILED IN THIS
OFFICE AND ARE FOUND TO CONFORM TO LAW.

IN WITNESS WHEREOF, I HAVE SIGNED THESE ARTICLES OF INCORPORATION
AND AFFIRMED THE SAME TO BE TRUE AND CORRECT COPIES OF THE
ARTICLES OF INCORPORATION AS FILED IN THIS OFFICE.

DATE: SEP 17, 1904




Secretary of State