

536-08-2399

ARTICLES OF INCORPORATION  
OF  
CROWN COLONY HOMEOWNERS ASSOCIATION, INC.

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ARTICLES OF INCORPORATION  
OF  
CROWN COLONY HOMEOWNERS ASSOCIATION, INC.

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 I  
NAME

The name of the corporation is CROWN COLONY HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II  
TYPE OF CORPORATION

The Association is a non-profit corporation and has no capital stock.

ARTICLE III  
DURATION

The period of duration is perpetual

ARTICLE IV  
PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to its members, and the purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain real property described as follows:

Reserves "C" & "D" of CROWN COLONY TOWNHOUSE, according to the public street dedication plat recorded in Volume 158, page 69 of the Map Records of Harris County, Texas;

and to promote the health, safety and welfare of the residents within the above described property and for these purposes the Association shall have the following powers:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions hereinafter called the "Declaration" applicable to the property and recorded or to be recorded in the office of the County Clerk of Harris County, Texas, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) To fix, levy and collect (enforcing payment by any lawful means) all charges and assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including for example, but not by way of limitation, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To purchase, receive, lease 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;

(d) To borrow money, and to mortgage or pledge, any or all of its real or personal property as security for money borrowed or debts incurred;

(e) To engage the services of agents, independent contractors or employees to manage, operate or perform all or any part of the affairs and business of the Association; and

(f) To do and perform any and all lawful things and acts which in its discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed, and pay the costs and/or expenses in connection herewith.

Further, the Association shall have and exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

#### ARTICLE V MEMBERSHIP

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 to assessment by the Association, including contract sellers, shall be 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. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot is the sold *[sic]* qualification for membership.

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#### ARTICLE VI VOTING RIGHTS

The association shall have two classes of voting membership:

Class A. Class A members shall be all the Owners as defined in Article V with the exception of the Declarant. Class A members shall be entitled to one vote for

each Lot in which they hold the interest required for membership by Article V. When more than person holds such interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they, among themselves determine, but in no event shall more than one vote be case with respect to any Lot.

Class B. Class B member(s) shall be the Declarant (as defined in the Declaration). The Class B member(s) shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article V, provided that the Class B membership shall cease and be converted to Class A membership on the happening of either of the following events:

- (a) When the total outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) Two years (2) from the date hereof.

#### ARTICLE VII AGENT AND OFFICES

11415 Chimney Rock Road, Houston, Texas 77035, and Harlan E. Smith at such address constitute the initial registered office and agent, respectively, of the Association. The principal office of the Association is located at 12155 Sharpview Drive, Houston, Texas 77072.

#### ARTICLE VIII BOARD OF DIRECTORS

The affairs of the 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 changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to serve until the election of their successors are:

James C. Niver      11415 Chimney Rock Road, Houston, Texas

Charles Monaco 11415 Chimney Rock Road, Houston, Texas

Harlan E. Smith 11415 Chimney Rock Road, Houston, Texas

Henry Broesche 11415 Chimney Rock Road, Houston, Texas

James W. Olafson 11415 Chimney Rock Road, Houston, Texas

At the first annual meeting the members shall elect one (1) director for a term of one (1) year, two (2) directors for a term of two (2) years and two (2) directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect the director(s) for a term of three (3) years to fill each expiring term.

#### ARTICLE IX LIABILITIES

The highest amount of indebtedness or liability, direct or contingent, to which the Association may be subject at any one time shall not exceed \$65,000.00 while there is a Class B membership, and thereafter shall not exceed 150 percent of its income for the previous fiscal year, provided that additional amounts may be authorized by the assent of two-thirds (2/3) of the membership.

#### ARTICLE X MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit corporations organized for the same purpose, provided that any such merger or consolidations shall have the assent of two-thirds (2/3) of total voting membership.

ARTICLE XI  
AUTHORITY TO MORTGAGE

Any mortgage by the Association of the Common Area defined in the Declaration shall have the assent of two-thirds (2/3) of entire Class A membership and two-thirds (2/3) of entire Class B membership, if any.

ARTICLE XII  
AUTHORITY TO DEDICATE

The Association shall have the power to dedicate, sell or transfer all or any part of the Common Area 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 or transfer may be effective unless an instrument signed by members entitled to cast two-thirds (2/3) of the votes of the Class A membership and two-thirds (2/3) of the votes of the Class B membership, if any, agreeing to such dedication, sales or transfer.

ARTICLE XIII  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the entire Class A membership and two-thirds (2/3) of the entire Class B membership, if any. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted to purposes as nearly as practical the same as those to which they were required to be devoted by the Association. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.



**ARTICLE XIV****MEETINGS FOR ACTIONS GOVERNED BY ARTICLES IX THROUGH XIII**

In order to take actions under Articles IX through XIII, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members not less than 30 days nor more than 50 days in advance of the meeting. The presence of members or of proxies entitled to cast sixty percent (60%) of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than fifty (50) days following the preceding meeting. In the event that two-thirds (2/3) of the Class A membership or two-thirds (2/3) of the Class B membership, if any, are not present in person or by proxy, members not present may give their written consent to the actions taken thereat.

**ARTICLE XV****AMENDMENTS**

Amendments of the Articles shall require the assent of three-quarters (3/4) of the entire membership.

**ARTICLE XVI****FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require prior approval of the Federal Housing Administration or the Veterans Administration:

Annexation of additional properties, mergers, and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and Amendment of these articles

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of January, 1970

[signature]

James C. Niver

[signature]

Charles Monaco

[signature]

Harlan E. Smith

[signature]

Henry Broesche

[signature]

James W. Olafson