



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Brodie Heights Condominium Community, Inc.  
File Number: 800824066

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 06/01/2007

Effective: 06/01/2007



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams  
Secretary of State

**FILED**  
In the Office of the  
Secretary of State of Texas

JUN 01 2007

**CERTIFICATE OF FORMATION**

**OF**

**Corporations Section**

**BRODIE HEIGHTS CONDOMINIUM COMMUNITY, INC.**

The undersigned natural person, being of the age of eighteen (18) years or more, a citizen of the State of Texas, acting as incorporator of a corporation under the Texas Business Organizations Code, does hereby adopt the following Certificate of Formation for such corporation:

**ARTICLE I**

**NAME**

The name of the corporation is: Brodie Heights Condominium Community, Inc. (hereinafter called the "Association").

**ARTICLE II**

**NONPROFIT CORPORATION**

The Association is a nonprofit corporation.

**ARTICLE III**

**DURATION**

The Association shall exist perpetually.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized in accordance with, and shall operate for nonprofit purposes pursuant to, the Texas Business Organizations Code, and does not contemplate pecuniary gain or profit to its members. The Association is formed for the purpose of exercising all of the powers and privileges, and performing all of the duties, obligations, and purposes of the Association as set forth in that certain "Declaration of Condominium Regime for Brodie Heights Condominiums," which is recorded in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Declaration").

**ARTICLE V**

**REGISTERED OFFICE; REGISTERED AGENT**

The street address of the initial registered office of the Association is 12335 Hymeadow Drive, Suite 300, Austin, Texas 78750. The name of its initial registered agent at such address is Kathy Frazier.

**ARTICLE VI**

**MEMBERSHIP**

Membership in the Association shall be determined by Section 13.7 of the Declaration.

**ARTICLE VII**

**VOTING RIGHTS**

Voting rights of the members of the Association shall be determined as set forth in Section 5.8 of the Declaration. Notwithstanding the foregoing, cumulative voting is not permitted.

**ARTICLE VIII**

**INCORPORATOR**

The name and street address of the incorporator is:

NAME

ADDRESS

Robert D. Burton

100 Congress Avenue, Suite 1300  
Austin, Texas 78701

**ARTICLE IX**

**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by an initial Board of Directors consisting of three (3) individuals, who must be members of the Association. The Board shall fulfill all of the functions of, and possess all powers granted to, Boards of Directors for nonprofit corporations pursuant to the Texas Business Organizations Code. The number of Directors of the Association may be increased in accordance with the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial Directors until the selection of their successors are:

NAME

ADDRESS

Danielle Sturm

12554 Riata Vista Circle, Second Floor  
Austin, Texas 78727

Robert Peerman

12554 Riata Vista Circle, Second Floor  
Austin, Texas 78727

John Sparrow

12554 Riata Vista Circle, Second Floor  
Austin, Texas 78727

All of the powers and prerogatives of the Association shall be exercised by the initial Board of Directors named above until the first annual meeting of the Association.

**ARTICLE X**

**LIMITATION OF DIRECTOR LIABILITY**

A director of the Association shall not be personally liable to the Association for monetary damages for any act or omission in his capacity as a director, except to the extent otherwise expressly provided by a statute of the State of Texas. Any repeal or modification of this Article shall be prospective only, and shall not adversely affect any limitation of the personal liability of a director of the Association existing at the time of the repeal or modification.

**ARTICLE XI**

**INDEMNIFICATION**

Each person who acts as a director or officer of the Association shall be indemnified by the Association against any costs, expenses and liabilities which may be imposed upon or reasonably incurred by him in connection with any civil or criminal action, suit or proceeding in which he may be named as a party defendant or in which he may be a witness by reason of his being or having been such director or officer or by reason of any action alleged to have been taken or omitted by him in either such capacity. Such indemnification shall be provided in the manner and under the terms, conditions and limitations set forth in the Bylaws of the Association.

**ARTICLE XII**

**DISSOLUTION**

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 substantially similar to those for which this Association was created. In the event that

such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such substantially similar purposes.

### ARTICLE XIII

#### ACTION WITHOUT MEETING

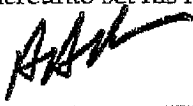
Any action required by law to be taken at any annual or special meeting of the members of the Association, or any action that may be taken at any annual or special meeting of the members of the Association, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the number of members having the total number of votes of the Association necessary to enact the action taken, as determined under the Declaration or this Certificate of Formation.

### ARTICLE XIV

#### AMENDMENT

This Certificate of Formation may be amended by proposal submitted to the membership of the Association. Any such proposed amendment shall be adopted only upon an affirmative vote by the holders of an eighty percent (80%) majority of the total number of votes of the Association, as determined under the Declaration. In the case of any conflict between the Declaration and this Certificate of Formation, the Declaration shall control; and in the case of any conflict between this Certificate of Formation and the Bylaws of the Association, this Certificate of Formation shall control.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand, this 15<sup>th</sup> day of June, 2007.

  
\_\_\_\_\_  
Robert D. Burton, Incorporator