



Office of the Secretary of State

CERTIFICATE OF FILING OF

BELFIORE CONDOMINIUM OWNERS ASSOCIATION INC.
File Number: 801932849

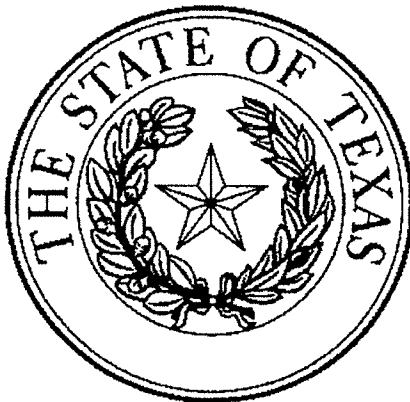
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

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: 02/12/2014

Effective: 02/12/2014



NANDITA BERRY

Nandita Berry
Secretary of State

Come visit us on the internet at <http://www.sos.state.tx.us/>

FILED
In the Office of the
Secretary of State of Texas

FEB 12 2014

Corporations Section

**CERTIFICATE OF FORMATION
OF
BELFIORE CONDOMINIUM OWNERS ASSOCIATION INC.**

The undersigned, a natural person of the age of eighteen years or more, acting as organizer of a non-profit corporation under the Texas Non-profit Corporation Law (the "Corporation"), does hereby adopt the following Certificate of Formation for such corporation:

ARTICLE I

The filing entity being formed is a non-profit corporation.

ARTICLE II

The name of the Corporation is BELFIORE CONDOMINIUM OWNERS ASSOCIATION INC.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purposes for which the Corporation is organized are:

To administer, enforce, and otherwise provide for the management, maintenance and care of Belfiore, a condominium project located in Houston, Harris County, Texas, established pursuant to the Texas Uniform Condominium Act (Chapter 82 of the Texas Property Code), and to exercise and perform all of the functions of an "Association," as that term is defined in such Act.

To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium applicable

to the said condominium project and recorded or to be recorded in the Condominium Records of Harris County, Texas (hereinafter referred to as the "Declaration").

In general, to carry out any other activity in connection with the foregoing and to have and exercise all the powers conferred by the laws of Texas upon non-profit corporations formed under the Texas Non-profit Corporation Law and to do any and all other things hereinbefore set forth to the same extent as natural persons might or could do.

Nothing contained in the foregoing statement of purposes shall be construed to authorize the Corporation to carry on any activity for the profit of its members, or to distribute any gains, profits or dividends to its members. The Corporation is not organized for profit, and no part of the net earnings of the Corporation shall inure to the benefit of any private member or individual.

ARTICLE V

The street address of the initial registered office of the Corporation is 2800 Post Oak Boulevard, 61st Floor, Houston, Texas 77056, and the name of its initial registered agent at such address is Marvin D. Nathan.

ARTICLE VI

The Corporation shall have members. The membership of the Corporation and the rights and obligations of members shall be determined as provided in the Declaration and the bylaws of the Corporation.

ARTICLE VII

The affairs of the Corporation shall be managed by a 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 who are to serve as initial directors are:

Giorgio Borlenghi

1400 Post Oak Blvd., Suite 150
Houston, Texas 77056

Matthew Waller

1400 Post Oak Blvd., Suite 150
Houston, Texas 77056

Kyle Stiles

1400 Post Oak Blvd., Suite 150
Houston, Texas 77056

ARTICLE VIII

A director of the Corporation shall not be liable to the Corporation or its members for monetary damages for an act or omission in the director's capacity as a director, except to the extent that the director is found is liable for: (1) a breach of the director's duty of loyalty, if any, to the Corporation or its members; (2) an act or omission not in good faith that constitutes a breach of duty of the director to the Corporation or an act or omission that involves intentional misconduct or a knowing violation of the law; (3) a transaction from which the director received an improper benefit, regardless of whether the benefit resulted from an action taken within the scope of the director's duties; or (4) an act or omission for which the liability of a director is expressly provided by an applicable statute. Further, the Corporation shall indemnify, in accordance with the Declaration and bylaws of the Corporation, any person who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he (i) is or was the Declarant (as defined in the Declaration) or a director, officer, committee member, employee, servant, or agent of the Corporation or (ii) serves or served at the Corporation's request as a director, officer, agent, servant, employee, partner, or trustee of another association or of a partnership, joint venture, trust, or other enterprise.

ARTICLE IX

Upon dissolution of the Corporation, the assets of the Corporation remaining after payment of or provision for the claims of creditors of the corporation shall be distributed in accordance with the provisions of Section 82.068 of the Texas Uniform Condominium Act, or any successor provision.

ARTICLE X

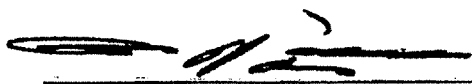
Any action required or authorized to be taken under the Texas Non-profit Corporation Law, this Certificate, the Declaration, or the bylaws of the Corporation at an annual or special meeting of directors or a committee, or any action which may be taken at an annual or special meeting of directors or a committee, may be taken without holding a meeting, without providing notice, and without taking a vote, if the directors or committee members, respectively, having at least the minimum number of votes that would be necessary to take such action at a meeting thereof in which each director or committee member entitled to vote on the action is present and votes sign a written consent or consents stating the action taken.

ARTICLE XI

The name and street address of each organizer of the Corporation are:

Marvin D. Nathan
2800 Post Oak Boulevard, 61st Floor
Houston, Texas 77056

In witness whereof, I have hereunto set my hand this 12th day of February, 2014.



Marvin D. Nathan, Organizer



Office of the Secretary of State

February 13, 2014

Lawyer's Aid Service Inc
PO Box 848
Austin, TX 78767 USA

RE: BELFIORE CONDOMINIUM OWNERS ASSOCIATION INC.
File Number: 801932849

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <http://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at www.irs.gov.

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555
Enclosure

Come visit us on the internet at <http://www.sos.state.tx.us/>

Phone: (512) 463-5555
Prepared by: Debbie Gustafson

Fax: (512) 463-5709
TID: 10286

Dial: 7-1-1 for Relay Services
Document: 529172660002

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ARTICLE X

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Marvin D. Nathan, Organizer