

SEP 13 1976

LAWS & ORDINANCES
County Clerk, Tarrant County, Texas

ARTICLES OF INCORPORATION
OF
LAS MARIPOSAS TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.

We, the undersigned natural persons, of the age of 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, Article 1396-1.01 et seq. Vernon's Civil Statutes, do hereby adopt the following Articles of Incorporation for such corporation

ARTICLE I.

The name of the corporation is Las Mariposas Townhouse Homeowners Association, Inc.

ARTICLE II.

The corporation is a non-profit corporation.

ARTICLE III.

The duration is perpetual.

ARTICLE IV.

The purposes for which this corporation is organized are:

- (a) To maintain and administer a residential community of townhouses commonly known as Las Mariposas Townhouses; to preserve the values of and amenities in said community; and to promote the general welfare of the members of said community;
- (b) To purchase, receive, lease, or otherwise acquire, own, hold, improve, use or otherwise deal in and with, real and personal property, or any interest therein, wherever situated, as the corporation may require, subject to the provisions of Part 6 of the Texas Miscellaneous Corporation Laws Act.
- (c) To sell, convey, mortgage, pledge, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets;
- (d) To purchase, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, mortgage, lend, pledge, sell or otherwise dispose of, and otherwise use and deal in and with, shares of interests in, or obligations of, other domestic

or foreign corporations, associations, partnerships, or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, government district, or municipality, or of any instrumentalities thereof;

(e) To make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage or pledge of all or any part of its property, franchises and income;

(f) To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested;

(g) To hire and employ agents, servants and employees, and enter into agreements of employment;

(h) To conduct any business whatsoever that this corporation may deem proper or convenient in connection with any of the foregoing purposes, or otherwise, or that it may deem calculated, directly or indirectly, to improve the interests of this corporation, subject to any limitations imposed by law, and to have and to exercise all powers conferred by the laws of the State of Texas on corporations formed under the laws pursuant to which and under which this corporation is formed, as such laws are now in effect or may at any time hereafter be amended.

The foregoing shall be construed as objects, purposes and powers, and the enumeration thereof shall never be held to limit or restrict in any manner the powers now or hereafter conferred on this corporation by the laws of the State of Texas.

The objects, purposes and powers specified herein shall, except as otherwise expressed, be in no way limited by any other clause or paragraph of these Articles of Incorporation. The object, purposes and powers specified in each of the clauses or paragraphs of these Articles of Incorporation shall be regarded as independent objects, purposes or powers.

The corporation may in its By-Laws confer powers, not in conflict with law, upon its directors in addition to the foregoing and in addition to the powers and authorities expressly conferred upon them by statute.

ARTICLE V.

The initial registered office of the corporation is 6350 L.B.J. Freeway, Suite 111, Dallas, Texas 75240, and the name of its initial registered agent at such address is Jan Doan.

ARTICLE VI.

The corporation is a non-profit corporation and has no capital stock. Membership shall be established by evidence of a recorded fee simple interest in any lot which is a part of the real property covered by any "Declaration of Covenants, Conditions and Restrictions" for the Las Mariposas Townhouses community which is located in the City of Garland, County of Dallas, State of Texas, as said declaration may now exist or hereafter exist.

ARTICLE VII.

The number of directors of the corporation may be fixed from time to time by the By-Laws of the corporation, but shall never be less than three (3).

The number of directors constituting the initial Board of Directors shall be three (3), and the names and addresses of the persons who are to serve as the initial directors are:

Jan Doan
6350 L. B. J. Freeway, Suite 111
Dallas, Texas 75240

Augustus Kroner
6350 L. B. J. Freeway, Suite 111
Dallas, Texas 75240

Jan Gray
6350 L.B.J. Freeway, Suite 111
Dallas, Texas 75240

ARTICLE VIII.

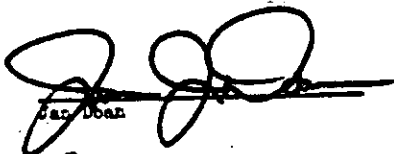
The names and addresses of the incorporators are:

Jan Doan
6350 L.B.J. Freeway, Suite 111
Dallas, Texas 75240

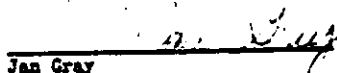
Augustus Kroner
6350 L.B.J. Freeway, Suite 111
Dallas, Texas 75240

Jan Gray
6350 L.B.J. Freeway, Suite 111
Dallas, Texas 75240

IN WITNESS WHEREOF, we have hereunto set our hands this 8th
day of September, 1976


Jan Doan

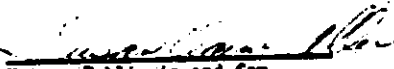

Augustus Kroner


Jan Gray

STATE OF TEXAS !
COUNTY OF DALLAS !

BEFORE ME, the undersigned authority, this day personally
appeared Jan Doan, Augustus Kroner and Jan Gray, who, each being duly
sworn by me, declared that they are the persons who signed the foregoing
document as incorporators and that the statements therein contained are
true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of
September, 1976.


Notary Public in and for
Dallas County, T e x a s
Susan Elaine Allen