

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

KNOW ALL BY THESE PRESENTS:

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WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Palm Crest Homeowners Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Brazoria County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Palm Crest Homeowners Association which have not been previously filed in the public records of Brazoria County are attached hereto, including:

- Certificate of Incorporation of Palm Crest Homeowners Association
- Articles of Incorporation of Palm Crest Homeowners Association A Nonprofit Corporation

FURTHER, other dedicatory instruments of the Palm Crest Homeowners Association have already been filed in the public records of Brazoria County and these documents supplement the previously filed documents.

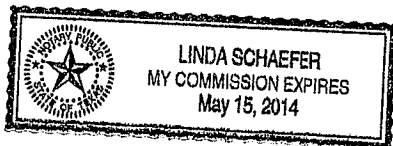
SIGNED on this 29th day of September, 2010.

Signature: *Susan Gonzales*
 By: Susan Gonzales
 Title: C.K.M. Property Management, Inc., Managing
 Palm Crest Homeowners Association

STATE OF TEXAS)
)
COUNTY OF BRAZORIA)

This instrument was acknowledged before me on this 29th day of September, 2010 by Susan Gonzales.

Signature: *Linda Schaefer*
 By: Linda Schaefer
 Title: Notary in and for the State of Texas
 My commission expires on 05/15/14



Return to: C.K.M. Property Management, Inc.
 P.O. Box 160
 Tomball, Texas 77377-0160
 Phone: 281-255-3055 Fax: 281-255-3056

State of Texas

County of Harris

On this 29th day of September, 2010, I attest that the preceding/attached documents are a True, exact, complete and unaltered photocopies made of the Certificate of Incorporation & Articles of Incorporation for Palm Crest Homeowners Association, presented to me by the document's custodian, Susan L. Gonzales, and to the best of my knowledge the photocopied documents are a public record and are publicly recorded documents, certified copies of which are available from an official source other than a notary public.



Linda Schaefer

Notary Public



Office of the Secretary of State

**CERTIFICATE OF INCORPORATION
OF**

PALM CREST HOMEOWNERS ASSOCIATION
Filing Number: 800065238

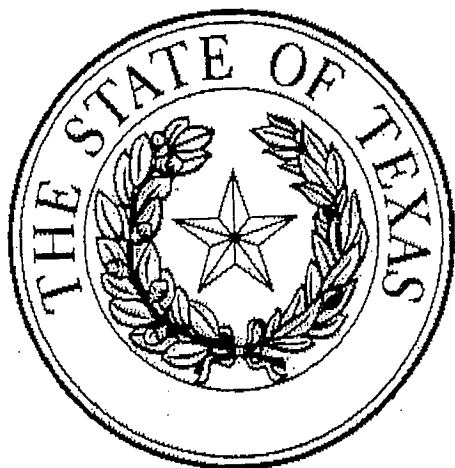
The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation 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: 03/15/2002

Effective: 03/15/2002



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea
Secretary of State

ARTICLES OF INCORPORATION
OF
PALM CREST HOMEOWNERS ASSOCIATION
A NONPROFIT CORPORATION

FILED
In the Office of the
Secretary of State of Texas

MAR 15 2002
Corporations Section

I, the undersigned natural persons of the age of eighteen (18) years or more, at least two (2) whom are citizens of the State of Texas, acting as incorporator of a corporation under that Texas Non-Profit Corporation Act, Tex. Civ. Stat. Ann. Article 1396-1.01 et seq., as it may be amended, do hereby adopt the following Articles of Incorporation of the PALM CREST HOMEOWNERS ASSOCIATION (referred to as the "Association").

ARTICLE I

NAME

The name of the corporation is PALM CREST HOMEOWNERS ASSOCIATION

ARTICLE II

NONPROFIT CORPORATION

The PALM CREST HOMEOWNERS ASSOCIATION is formed as a non-stock, non-profit corporation under the provisions of the Texas Non-Profit Corporation Act, Article 1309-1.01, et seq. No part of the income of the corporation is distributable to its members, directors, or officers.

ARTICLE III

DURATION

The period of duration of the Association shall be perpetual.

ARTICLE IV

PURPOSES AND POWERS

The purpose or purposes for which the Corporation is organized is to devote itself to civic betterment of PALM CREST Subdivision, including and not limited to maintaining, managing, and acquiring the common areas within the Subdivision, enforcing the restrictive covenants imposed

upon lot owners in all sections of PALM CREST Subdivision, assessing and collecting maintenance assessments as set forth in the restrictive covenants, and engaging in any other activity permitted by law which may be useful in accomplishing any of the foregoing, with the best interests of the PALM CREST Subdivision as its primary consideration.

ARTICLE V

REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the Corporation is C.K.M. Property Management, Inc., 701 Clarence, Tomball, Texas 77375, and the name of its initial registered agent at such address is Susan L. McKirahan.

The Board of Directors of the corporation may, at any time, change its registered agent and such change shall revoke the appointment of any previous agent.

ARTICLE VI

MEMBERS OF THE CORPORATION

The Corporation shall have one or more classes of members as provided in the Bylaws of the Association.

ARTICLE VII

DIRECTORS

The direction and management of the affairs of the Corporation shall be vested in the Board of Directors. The initial Board of Directors shall be composed of three (3) persons; thereafter, the Board of Directors may be composed of such number of persons as may be fixed by the Bylaws of the Corporation. The qualifications, manner of selection, duties, terms and other matters relating to the Board of Directors shall be provided in the Bylaws of the Corporation.

Name

Address

John Harris

P. O. Box 987
Rosharon, Texas 77583

Trey Harris

P. O. Box 987
Rosharon, Texas 77583

Kevin Harris

P. O. Box 987
Rosharon, Texas 77583

The Directors shall adopt the initial Bylaws of the Corporation. The Board of Directors may alter, amend, or rescind the Bylaws, or may adopt new Bylaws, in the method provided in the Bylaws of the Corporation.

ARTICLE VIII

LIABILITY OF DIRECTORS, OFFICERS AND COMMITTEE MEMBERS

To the fullest extent that Texas law, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, officers and committee members, no director, officer or committee member of the Corporation shall be personally liable to the Corporation or its members for monetary damages for breach of duty of care or other duty as a director, officer or committee member. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director, officer or committee member of the Corporation for or with respect to any acts or omissions of such director, officer, or committee member occurring prior to such amendment or repeal.

ARTICLE IX

INCORPORATOR

The name and address of the incorporator of the Association is:

John Harris
P. O. Box 987
Rosharon, Texas 77583

ARTICLE X

DISTRIBUTION OF ASSETS UPON DISSOLUTION

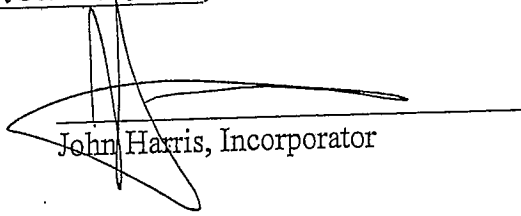
Upon dissolution of the Corporation, all of the assets of the Corporation shall be distributed in accordance with Article 1309-6.02A(3) of the Texas Non-Profit Corporation Act. No part of the assets of this corporation shall be distributed to any members, directors, or officers of the corporation.

ARTICLE XI

AMENDMENT OF ARTICLES OF INCORPORATION

Amendment of these Articles shall require the assent of a majority of the Board of Directors.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 5th day of March, 2002.

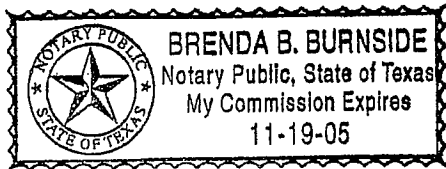

John Harris, Incorporator

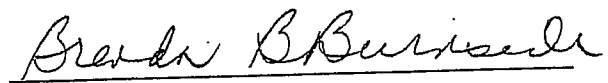
STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Before me, a notary public, on this day personally appeared John Harris, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 5th day of March, 2002.

[SEAL]




Notary Public in and for the
State of Texas

Brenda B. Burnside
Printed or Typed Name

My Commission Expires: 11-19-05

Doc# 2010042230
Pages 7
10/04/2010 3:36PM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$40.00

