

ARTICLES OF INCORPORATION

OF

INWOOD PINES HOMES ASSOCIATION

FILED  
In the Office of the  
Secretary of State of Texas

OCT 27 1971

*Bill Zimmerman*

Deputy Director, Corporation Division  
of the Secretary of State

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 ONE

The name of the corporation is INWOOD PINES HOMES ASSOCIATION, hereafter called the "Association".

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The street address of the initial registered office of the corporation is Guaranty Building, 1302 Rusk Avenue, Houston, Texas 77002 and the name of its initial registered agent at such address is Charles Ward.

ARTICLE FIVE

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific 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 tract of property described as:

INWOOD PINES, SECTION ONE, a subdivision in Harris County, Texas according to the Map or Plat thereof recorded in Volume 182, Page 32 of the Map Records of Harris County, Texas, and

INWOOD PINES, SECTION TWO, being 28.8849 acres out of the B.B.B. & C.R.R. Co. Survey Abstract 181 and the James Love Survey Abstract 528, Harris County, Texas.

BEGINNING at the northeast corner of Inwood Pines Section 1 a plat recorded in Volume 182, Page 32 of the Harris County Map Records, said corner also being the northeast corner of Lot 10 Block 7 of said Inwood Pines Section 1 Subdivision;  
THENCE S 88° 19' 42" W 141.69 feet along a northerly line of Inwood Pines Section 1 Subdivision to an angle point;

THENCE N 88° 00' 11" W 395.96 feet along a northerly line of  
 Inwood Pines Section 1 Subdivision to an angle point;  
 THENCE S 88° 00' 27" W 345.62 feet along a northerly line of  
 Inwood Pines Section 1 Subdivision to a point for corner;  
 THENCE N 01° 59' 33" W 503.25 feet along an easterly line of  
 Inwood Pines Section 1 Subdivision to a point for corner;  
 THENCE S 88° 00' 27" W 38.00 feet along a northerly line of  
 Inwood Pines Section 1 Subdivision to a point for corner;  
 THENCE N 01° 59' 33" W 203.09 feet along an easterly line of  
 Inwood Pines Section 1 Subdivision to a point for corner;  
 THENCE N 87° 29' 00" E 48.66 feet to a point for corner;  
 THENCE N 01° 30' 46" W 1276.45 feet to a point for corner;  
 THENCE N 88° 09' 56" E 309.76 feet to a point for corner;  
 THENCE in a southeasterly direction 90.13 feet following the arc  
 of a curve to the left having a radius of 2000.00 feet and a  
 central angle of 02° 34' 56" to a point for corner;  
 THENCE S 45° 09' 29" W 50.01 feet to a point of curvature of a  
 curve to the left;  
 THENCE in a southwesterly direction 97.00 feet following the  
 arc of said curve to the left having a radius of 270.00 feet  
 and a central angle of 26° 35' 01" to a point for corner;  
 THENCE S 42° 34' 19" E 156.04 feet to a point for corner;  
 THENCE S 01° 30' 46" E 263.70 feet to a point for corner;  
 THENCE S 36° 56' 01" E 310.00 feet to a point for corner;  
 THENCE S 30° 13' 56" E 332.62 feet to a point for corner;  
 THENCE S 20° 39' 59" E 474.72 feet to a point for corner;  
 THENCE S 01° 49' 48" E 453.85 feet to the POINT OF BEGINNING.

The above described tract of land contains 28.8849 acres, more or less.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association; to provide garbage pick-up service, street lighting, patrol service and any other services which it may lawfully provide and for this purpose to:

(a) hold a lien on each Lot within the properties for the payment of annual assessments or charges and special assessments for capital improvements, and to use assessments collected exclusively to promote the recreation, health, safety and welfare of the residents in the properties and for the improvement and maintenance of Common Areas and of the homes situated upon the properties; provide architectural control of the properties; enforce restrictions, conditions, covenants and reservations as set forth in that certain Declaration of covenants, conditions and restrictions applicable to the properties and recorded, or to be recorded in the Office of the County Clerk of Harris County, Texas;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or 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 all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase 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) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) 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 shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Texas by Law may now or hereafter have or exercise.

#### ARTICLE SIX

##### 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 the initial Directors are:

Ray V. Mayfield

Houston Baptist College  
7502 Fondren, Houston, Texas

Edmun J. Best

Houston Baptist College  
7502 Fondren, Houston, Texas

Charles Ward

Guaranty Building, 1302 Rusk Avenue,  
Houston, Texas

At the first annual meeting the members shall elect one (1) Director for a term of one (1) year, one (1) Director for a term of two (2) years and one (1) Director for a term of three (3) years; and at each annual meeting thereafter the members shall elect one (1) member for a term of three (3) years.

#### ARTICLE SEVEN

##### INCORPORATORS

The name and street address of each incorporator is:

Ray V. Mayfield	Houston Baptist College 7502 Fondren, Houston, Texas
Edmun J. Best	Houston Baptist College 7502 Fondren, Houston, Texas
Charles Ward	Guaranty Building, 1302 Rusk Avenue, Houston, Texas.

#### ARTICLE EIGHT

##### 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 shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as a security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

#### ARTICLE NINE

##### VOTING RIGHTS

The Association shall have two classes of voting membership: Class "A" - Class "A" members shall be all owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person owns an 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 cast with respect to any lot. Class "B" - Class "B" members shall be the Declarant (as defined in the Declaration) and shall be entitled to three (3) votes for each lot owned. The Class "B" membership shall cease and be converted to Class "A" membership on the happening of either of the following events, whichever

occurs earlier: (a) when the total votes outstanding in the Class "A" membership equal the total votes outstanding in the Class "B" membership; or (b) on December 1, 1981.

ARTICLE TEN

DISSOLUTION

The association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 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 similar purposes.

ARTICLE ELEVEN

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE TWELVE

FHA/VA APPROVAL

As long as there is a Class "B" membership, the following actions will require the 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 25<sup>th</sup> day of October, 1971.

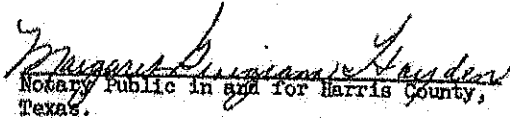
Ray V. Mayfield  
Charles Ward  
E. Long Best

THE STATE OF TEXAS

COUNTY OF HARRIS

I, MARGARET GEORGINA HAYDEN a Notary Public do hereby certify that on this 25<sup>th</sup> day of OCTOBER, 1971, personally appeared before me Ray V. Mayfield, Edmun J. Best and Charles Ward, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

  
Notary Public in and for Harris County,  
Texas.