



The State of Texas

Secretary of State

NOV. 29, 1994

LORI E. ALDERSON
PO BOX 820884
HOUSTON ,TX 77282

RE:
BOIS'D ARC ESTATES HOMEOWNERS ASSOCIATION, INC.
CHARTER NUMBER 01334735-01

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.

VERY TRULY YOURS,

A faint circular stamp or seal is visible on the left side of the page, partially overlapping the signature area. It appears to be a circular emblem with a wreath and a central figure, similar to the state seal.
A handwritten signature in cursive script, reading "Norval Kirk", is written over a horizontal line.
Secretary of State

all of the duties and



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

OF

BOIS'D ARC ESTATES HOMEOWNERS ASSOCIATION, INC.
CHARTER NUMBER 01334735

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE 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 CORPORATE 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 NOV. 21, 1994

EFFECTIVE NOV. 21, 1994



David Kirk
Secretary of State

NOV 21 1994

ARTICLES OF INCORPORATION
OF
BOIS'D ARC ESTATES HOMEOWNERS ASSOCIATION, INC. Corporations Section

We, the undersigned and natural persons of the age of eighteen (18) 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 I

The name of the Corporation is BOIS'D ARC ESTATES HOMEOWNERS ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The Corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the Corporation is organized are: To provide for maintenance, preservation and architectural control of the properties, residential lots and Community Properties subject to the Covenants, Conditions and Restrictions applicable to that certain tract of land in Fort Bend County, Texas, known as Bois'd Arc Estates, being 129.253 acres of land, more or less, out of the W. J. Walker Estate land and being in the David Randon and I. Pennington League, Abstract 75, and any additional properties that may hereafter be brought within the jurisdiction of this Corporation and to promote the health, safety and welfare of the residents within the jurisdiction of this Association for this purpose to:

- a. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereafter called the "Declaration", applicable to the property or subdivision named above and recorded or to be recorded in the Deed Records of Fort Bend County, Texas, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- b. fix, levy, collect and enforce payment by any lawful means all charges and assessments pursuant to the terms of the Declaration; and, as agent, to pay all expenses in

Daniel Cooper	4019 Lea Lane Richmond, Texas 77469
Stephanie Heil	4109 Lea Lane Richmond, Texas 77469

ARTICLE VIII

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Daniel Cooper	4019 Lea Lane Richmond, Texas 77469
Maria Remy	4326 Lea Lane Richmond, Texas 77469
Deborah Cooper	4019 Lea Lane Richmond, Texas 77469
Stephanie Heil	4109 Lea Lane Richmond, Texas 77469

ARTICLE IX

Members shall be entitled to one vote for each lot in which they hold an interest. When more than one person holds an interest in any lot, all 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.

ARTICLE X

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the 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 the Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be voted to such similar purposes.

ARTICLE XI

Amendment of these articles shall require the assent of two-thirds (2/3) of the entire membership.

...ion therewith and all office and other expenses
...ent to the conduct of the business of the
...ssociation, 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, mortgage, pledge, or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred; and
- e. have and exercise any and all powers, rights, and privileges a corporation organized under the Non-Profit Corporation Act of the State of Texas may by law now or hereafter have or exercise.

ARTICLE V

The street address of the initial registered office of the corporation is 14811 St. Mary's Lane, Suite 270, Houston, Texas 77079, and the name of the initial registered agent at such address is Lori E. Alderson, Esq.

ARTICLE VI

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

ARTICLE VII

The affairs of the Association shall be managed by a Board of not less than three (3) Directors. The number of Directors may be changed by amendment of 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:

<u>Name</u>	<u>Address</u>
Daniel Cooper	4019 Lea Lane Richmond, Texas 77469
Maria Remy	4326 Lea Lane Richmond, Texas 77469

IN WITNESS HEREOF, we have hereunto set our hands, this the

8th day of October, 1994.

Daniel Cooper
Daniel Cooper

Maria Remy
Maria Remy

Deborah Cooper
Deborah Cooper

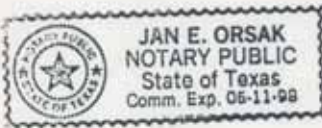
Stephanie Heil
Stephanie Heil

THE STATE OF TEXAS {
 {
COUNTY OF FORT BEND {

I, Jan E. Orsak, a Notary Public, do hereby certify that on this 8th day of October, 1994, personally appeared before me DANIEL COOPER, MARIA REMY, DEBORAH COOPER, and STEPHANIE HEIL, 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 contained therein are true.

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

J. E. Orsak



Notary Public in and for
Fort Bend County, Texas
Jan E. Orsak Exp. 5/11/98