

LSV-LP



The State of Texas

Secretary of State

FEB. 2, 1975

DDN KNUBLICH
P.O. BOX 670613
HOUSTON TX 77267-0613

Re:
THE ESTATES AT TOUR 18 HOMEOWNERS ASSOCIATION
CHAPTER NUMBER 01342900-01

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 handwritten signature in dark ink, appearing to read "Antonio O. Garza, Jr.", written over a horizontal line.

Antonio O. Garza, Jr., Secretary of State



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

OF

THE ESTATES AT TOUR 16 HOMEOWNERS ASSOCIATION
CHARTER NUMBER 01342900

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 JAN. 30, 1995

EFFECTIVE JAN. 30, 1995

A handwritten signature in black ink, appearing to read "A. Garza, Jr.", written over a horizontal line.

Antonio O. Garza, Jr., Secretary of State

FILED
In the Office of the
Secretary of State of Texas
JAN 30 1995
Corporations Section

**ARTICLES OF INCORPORATION
OF
THE ESTATES AT TOUR 18 HOMEOWNERS ASSOCIATION,
A NONPROFIT CORPORATION**

We, the undersigned natural persons of legal age, 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, as set forth in Article 1396-1 01 et seq of the Texas Revised Statutes, adopt the following articles of incorporation for such corporation

**ARTICLE I.
NAME AND STATUS**

The name of the corporation, referred to in these articles as the Association, is The Estates at Tour 18 Homeowners Association. The association is a non-profit corporation

**ARTICLE II.
PURPOSES AND POWERS**

A The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common areas within a certain subdivided tract of land described as The Estates at Tour 18, Sections 1, 2 and 3, lying and being situated in Denton County, Texas, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions to it as may hereafter be brought within the jurisdiction of the Association for such purposes

B In furtherance of such purposes, the Association will have power to

1 Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions and restrictions, referred to in these articles as the declaration, which is applicable to the subdivision recorded in the public records of Denton County, Texas,

2 Affix, levy and collect all charges and assessments pursuant to the terms of the declaration, and enforce payment of them by any lawful means; and pay all expenses related to such enforcement, 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 on the property of the Association,

3 Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association,

4 Borrow money, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred,

5 Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to the provisions set out in the declaration,

6 Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas subject to the provisions set out in the declaration,

7 Have and exercise any and all powers, rights, and privileges that a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise

C The Association is organized and will be operated exclusively for the aforementioned purposes. The activities of the Association will be financed by assessments on members as provided in the declaration and no part of any net earnings will inure to the benefit of any member

ARTICLE III. 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 assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE IV. VOTING RIGHTS

The Association will have two classes of voting members as follows.

A. Class A. Class A members will be all owners with the exception of declarant as such term is defined in the declaration, and will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons will be members; the vote for such lot will be exercised as

such members may determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members

B Class B The Class B member will be the declarant, as such term is defined in the declaration, who will be entitled to three (3) votes for each lot owned The Class B membership will cease and be converted to Class A membership as provided in the declaration

ARTICLE V. BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Association is three (3), and the names and addresses of the persons who are to serve as the initial Directors are

<u>Name</u>	<u>Address</u>
James L. Bailey	3838 N Sam Houston Parkway E , #295 Houston, Texas 77032
Don Knobloch	3838 N Sam Houston Parkway E., #295 Houston, Texas 77032
Vivian Bailey	3838 N. Sam Houston Parkway E , #295 Houston, Texas 77032

ARTICLE VI. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 3838 N Sam Houston Parkway E , #295, Houston, Texas 77032, and the name of its initial registered agent at such address is Don Knobloch

ARTICLE VII. DURATION

The period of duration of the Association is perpetual

ARTICLE VIII. DISSOLUTION

The Association will be dissolved and its affairs wound up when all the objects for which the Association is organized have been fully accomplished

NAME AND ADDRESSES OF INCORPORATORS

The name and street addresses of each incorporator is

<u>Name</u>	<u>Address</u>
James L. Bailey	3838 N Sam Houston Parkway E , #295 Houston, Texas 77032
Don Knobloch	3838 N Sam Houston Parkway E , #295 Houston, Texas 77032
Vivian Bailey	3838 N Sam Houston Parkway E , #295 Houston, Texas 77032

Executed on the 26th day of January, 1995.

INCORPORATORS

James L. Bailey
Don Knobloch
Vivian Bailey

THE STATE OF TEXAS X
COUNTY OF HARRIS X

I, Tami S. Barnett, a Notary Public, certify that on the 21st day of January, 1995, personally appeared before me JAMES L. BAILEY, DON KNOBLOCK and VIVIAN BAILEY, 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 in it are true.

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

James L. Barrett
Notary Public in and for
the State of Texas

