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In the Office of the
Secretary of State of Texas
SEP 05 1997
Corporations Section

**ARTICLES OF INCORPORATION
OF
TEXANA PLANTATION
HOMEOWNERS ASSOCIATION, INC.**

I, the undersigned, natural person, of the age of eighteen (18) years or more, a citizen of the State of Texas, acting as incorporator 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 Texana Plantation Homeowners Association, Inc. (hereafter referred to as "this corporation" or the "Association").

ARTICLE II

The Association is a non-profit corporation, and shall have all the powers and duties specified in and allowable under the Texas Non-profit Corporation Act. No part of the assets or net earnings of this corporation shall inure to the benefit of, or be distributable to its members, directors, trustees, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV below. No substantial part of the activities of the Association shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Association shall not participate in, or intervene in (including publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the Association shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code or corresponding section of any future federal tax code.

ARTICLE III

The period of this corporation's duration is perpetual.

ARTICLE IV

The purposes for which this corporation is formed are:

- (a) To promote the health, safety and welfare of the residents of the Texana Plantation, Section One (1) subdivision in Fort Bend County, Texas, as

described in the Declaration (hereinafter defined) and such other property as may be annexed into the jurisdiction of the Association, and to be and constitute the non-profit corporation to which reference is made in that certain Declaration of Covenants, Conditions and Restrictions for Texana Plantation, Section One which is applicable to the property within the Texana Plantation, Section One subdivision and will hereafter be recorded in the real property records of Fort Bend County, Texas (the "Declaration"). In order to carry out such general purposes, the Association shall have the general power to:

- (1) Fix assessments (or charges) to be levied against the Lots within its jurisdiction and establish services to be provided for the benefit of its Members;
 - (2) Enforce any and all covenants, conditions, restrictions and agreements applicable to the Lots within its jurisdiction; and
 - (3) Insofar as permitted by law and the Declaration, to do any other thing of a similar nature that will promote the common benefit and enjoyment of the Owners of the property within its jurisdiction.
- (b) Without limiting the foregoing general statement of purposes and powers, the Association shall have the power to:
- (1) Cause to be kept a complete record of all its receipts and disbursements and to present a statement thereof and a summary of the major activities of the preceding accounting period to its Members on an annual basis;
 - (2) Supervise all agents and employees of the Association and to see that their duties are properly performed;
 - (3) Fix, levy and collect the assessments and other charges to be levied against each Lot within its jurisdiction;
 - (4) Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment;
 - (5) Buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest

therein for any purpose of the Association, which shall include the power to foreclose its lien on any property subject to the Declaration and any other declarations enforceable by the Association by judicial or nonjudicial means;

- (6) Procure and maintain adequate liability insurance for its Board of Directors, its officers, agents and employees;
- (7) Exercise all powers reasonably necessary to effectuate the purposes of the Association;
- (8) Manage, control, operate, maintain, preserve, repair and improve the Common Area and any other property acquired by the Association, or any property owned by another for which the corporation, by rule, regulation, Declaration, or contract, has a right or duty to provide such services;
- (9) Borrow money for any purpose subject to such limitations as may be contained in the Association's By-Laws;
- (10) Enter into, make, perform and enforce contracts of every kind and description, and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association;
- (11) Provide or contract for services benefitting the property within its jurisdiction including, without limitation, garbage removal and any and all supplemental municipal services as may be necessary or desirable;
- (12) Contract with other associations, organizations, or groups to provide for the maintenance of property adjacent to or adjoining the property within its jurisdiction;
- (13) Spend money for the improvement or maintenance of property in the vicinity of the property within its jurisdiction, or adjacent to or adjoining such property;
- (14) Contract for street lights in the property within its jurisdiction;

- (15) Inspect and maintain the sanitary sewage treatment systems to be installed by the Owners of Lots within the property within its jurisdiction;
- (16) Maintain, repair, replace and/or reconstruct private streets within its jurisdiction; and
- (17) Join in the execution of and assume the obligations of the developer or land owner under that certain Interim Water and Emergency Water Supply Contract between Peyton Martin, Trustee and Pecan Grove Municipal Utility District dated December 17, 1996..

The foregoing enumeration of powers shall, except where otherwise expressed, be in no way limited or restricted by any reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent powers.

This corporation shall not engage in any activities or exercise any powers that are not in furtherance of the purposes set forth above in Paragraphs (a) and (b) of this Article IV. This corporation is organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the Members thereof and is organized for non-profit purposes and nothing contained in the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its Members, or to distribute any gains, profits or dividends to its Members as such.

ARTICLE V

This corporation shall be a membership corporation without certificates or shares of stock. All Owners, by virtue of their ownership of a Lot subject to the Declaration or to a declaration of covenants, conditions and restrictions hereafter imposed on property brought within the jurisdiction of the Association, are Members of the Association. The Members shall be divided into classes and entitled to vote in accordance with the provisions contained in the Association's By-Laws and the Declaration.

ARTICLE VI

The mailing address of the initial registered office of this corporation is 1001 Fannin, Suite 800, Houston, Texas 77002 and the name of its initial registered agent at such address is Richard L. Rose.

ARTICLE VII

The business and affairs of this corporation shall be conducted, managed and controlled by a Board of Directors. The Board shall consist of three (3) members. The initial Board of Directors shall consist of the following individuals:

- (1) Peyton L. Martin
#178, 5644 Westheimer
Houston, Texas 77056
- (2) John R. Morton
#178, 5644 Westheimer
Houston, Texas 77056
- (3) Lauren L. Martin
#178, 5644 Westheimer
Houston, Texas 77056

All of the members of Board of Directors shall be appointed by the Declarant during the period in which the Declarant owns a majority of the Lots in the jurisdiction of the Association. Thereafter, at a meeting of the Members held immediately after the date on which the Declarant no longer owns a majority of the Lots, the Members shall elect new Directors to the Board. The method of election of members of the Board, removal and filing of vacancies, and the term of office of directors shall be as set forth in the By-Laws. The Board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

ARTICLE VIII

To the fullest extent permitted by Texas statutes, as the same exist or as they may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits broader limitation than permitted prior to such amendment), a director or this corporation shall not be liable to this corporation for monetary damages for an act or omission in the director's capacity as a director. Any amendment of these Articles of Incorporation shall be prospective only and shall not adversely affect any limitation on the personal liability of a director of this corporation existing at the time of such repeal or amendment.

ARTICLE IX

This corporation may be dissolved only as provided in the By-Laws and by the laws of the State of Texas.

ARTICLE X

The names and street address of the incorporator is:

Name:

Richard L. Rose

Address:

1001 Fannin, Suite 800
Houston, Texas 77002

ARTICLE XI

The judgment of the directors, whether the directors are the initial directors or substitute directors, in the expenditure of funds of this corporation shall be final and conclusive, so long as such judgment is exercised in good faith.

ARTICLE XII

The By-laws of this corporation shall be adopted by the Board of Directors and shall thereafter be amended or altered by a majority vote of the Board of Directors of this corporation.

ARTICLE XIII

All capitalized terms used in these Article of Incorporation shall be defined in the same manner as defined in the Declaration, which definitions are incorporated herein by this reference.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Texas, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 29th day of August, 1997.



Richard L. Rose

August 29, 1997

Secretary of State
of Texas
P. O. Box 13697
Austin, Texas 78711

Re: Texana Plantation Homeowners Association, Inc.

Gentlemen:

This letter will evidence consent of the undersigned to the formation by Richard L. Rose, as incorporator, of a non-profit corporation having the referenced name.

Very truly yours,

Texana Plantation, Ltd.,
a Texas limited partnership

By: Texana Plantation Partners, Ltd.,
a Texas limited partnership

By: Marcava Corp.,
general partner

By: Peyton L. Martin, President
Peyton L. Martin, President

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