

Articles of Incorporation
Braewood Glen Community Association

DEC 10 1975

Loma Seligman
Deputy Director, Corporation Division

ARTICLES OF INCORPORATION
OF
BRAEWOOD GLEN COMMUNITY
ASSOCIATION

In compliance with the requirements of Texas Non-Profit Corporation Act, the undersigned, all of whom are residents of HARRIS COUNTY, TEXAS, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is BRAEWOOD GLEN COMMUNITY ASSOCIATION hereafter called the "Association".

ARTICLE II

The ^{registered} office of the Association is located at 1000 Guaranty National Bank Building, 7500 Bellaire Boulevard, Houston, Texas 77036.

ARTICLE III

CHARLES N. GOLDBERG, whose address is 1000 Guaranty National Bank Building, ^{7500 Bellaire Blvd.} Houston, Texas 77036, is hereby appointed the initial registered agent of this Association.

ARTICLE IV.

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 in Exhibit A attached hereto and made a part thereof. 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 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, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the County Clerk of Harris 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 or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all offices 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 condition 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 execute 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 V

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, 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. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

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 owner. When more than one person holds 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: The Class B member(s) 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 event, 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 January 1, of 1980.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the

Association. The names and addresses of the persons, who are to act as the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
<u>BILLY B. GOLDBERG</u>	<u>5131 BRAESHEATHER Houston Tx</u>
<u>FRANK S. GOLDBERG</u>	<u>2323 UNDERWOOD " "</u>
<u>JUSTIN ROSE</u>	<u>5331 VALKEITH " "</u>
<u>GLENDA J. BRYAN</u>	<u>9723 JAN GLEN LANE " "</u>
<u>CHARLES N. GOLDBERG</u>	<u>303 BRIARPARK DRIVE " "</u>
<u>MICHELE PATTERSON</u>	<u>5565 GASMER " "</u>
<u>HELEN PARADA</u>	<u>6626 SHARPVUE " "</u>
<u>VERDA MAE BATES</u>	<u>8101 LEONORA #704 " "</u>

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three year; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) 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 IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

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

ARTICLE XI

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, for the purposes of forming this corporation under the laws of the State of Texas, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 3rd day of DECEMBER, 1975.

Fred S. Shalby

Nichelle Patterson

Lynette R. Rouse

Charles T. Jeffrey

Terre Mae Bates

James L. Bryant

Alta Paradise

Bill B. Goldrey

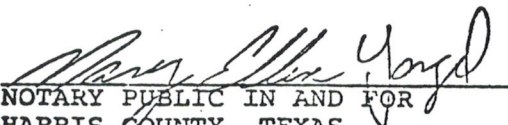
THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared BILLY B. GOLDBERG, FRANK S. GOLDBERG, JUSTIN ROSE, GLENDA J. BRYAN, CHARLES N. GOLDBERG, MICHELE PATTERSON, HELEN PARADA and VERDA MAE BATES, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me on oath that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd day of

DECEMBER, A.D. 1975.


NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.

I.

^{wood}
BRAEBURN GLEN, SECTION ONE (1), a subdivision located in Harris County, Texas as more particularly described in Volume 227, Page 11 as recorded in the Map Records of Harris County, Texas.

II.

^{wood}
BRAEBURN GLEN, SECTION TWO (2), a subdivision located in Harris County, Texas as more particularly described in Volume 223, Page 90 as recorded in the Map Records of Harris County, Texas.

III.

^{wood}
BRAEBURN GLEN, SECTION THREE (3), a subdivision located in Harris County, Texas as more particularly described in Volume 223, Page 95 as recorded in the Map Records of Harris County, Texas.

EXHIBIT A