

**Articles of Incorporation**  
**Pheasant Trace Village Homeowners Association Inc.**

ARTICLES OF INCORPORATION

OF

PHEASANT TRACE VILLAGE HOMEOWNERS ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas

SEP 02 1983

Clerk of  
Corporations Section

We the undersigned 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 ONE

The name of the corporation is PHEASANT TRACE VILLAGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are as follows:

(1) To provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property known as PHEASANT TRACE VILLAGE SUBDIVISION, a subdivision in Harris County, Texas, being more fully described in metes and bounds attached hereto as Exhibit "A" and made a part hereof for all purposes; and

(2) 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 corporation for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the corpora-

EXHIBIT "A"

80.3685 acres of land, being all of Lots 21A and 21B, and the southerly portion of Lot 23 of the J. M. Frost, Jr. Subdivision, the plat of same being recorded in Volume 7, at Page 27, of the Harris County Map Records in Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found marking the southeasterly corner of Catalina Village Section Two as recorded in Volume 291, at Page 17, of the Harris County Map Records, same being on the westerly line of a 50' wide United Texas Transmission Co. Fee Strip, said point also being the northeasterly corner and PLACE OF BEGINNING of the 80.3685 acre tract herein described;

THENCE S 00°04'15" W, on the easterly line of aforementioned Lot 23, being the westerly line of aforementioned 50' wide strip, 1380. feet to a 1" iron rod at fence corner, said point marks the southeasterly corner of the 80.3685 acre tract herein described;

THENCE S 89°50'44" W, with an old fence line along the southerly line of the aforementioned J.M. Frost, Jr., Subdivision, 795.48 feet to a 3/4" iron pipe found in fence corner, said point marks an angle point in said southerly line of the 80.3685 acre tract herein described;

THENCE N 89°47'20" W, continuing with an old fence line along the southerly line of the aforementioned J.M. Frost, Jr., Subdivision, passing at 477.74 feet a 5/8" iron rod, in all 1753.74 feet to an old fence corner post at southwesterly corner of Lot 21A, said old fence corner post marks the southwesterly corner of the 80.3685 acre tract herein described;

THENCE N 00°02'57" E, with an old fence line along westerly line of Lot 21A, passing at 1347.7 feet a fence corner, in all 1362.79 feet to a 5/8" iron rod found marking the northwesterly corner of Lot 21A and the northwesterly corner of the 80.3685 acre tract herein described;

THENCE S 89°57'18" E, along northerly line of Lots 21A and 21B, 1279.19 feet to a point for corner at northeasterly corner of Lot 21B;

THENCE North, 15.00 feet to a point for corner;

THENCE S 89°57'18" E, passing at 65.15 feet a 1" iron rod found on easterly right-of-way line of Eldridge Road (100 feet wide), same being the southwesterly corner of aforementioned Catalina Village Section Two, in all 1270.56 feet to the PLACE OF BEGINNING and containing 80.3685 acres of land, more or less.

SAVE AND EXCEPT: 3.3776 acres of land contained within the bounds of aforementioned tract. 3.3776 acres being contained within the platted limits of Eldridge Road (100 feet wide) as recorded in File No. 163-27-0293 in Real Property Records of Harris County, Texas, AND;

SAVE AND EXCEPT: 7.9796 acres of land contained within the bounds of the aforementioned tract. 7.9796 acre tract conveyed to Alief Independent School District in Clerk's File No. H865006

and recorded or to be recorded in the Deed Records of Harris County, 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 office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation:

(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 corporation, including, but not limited to , the land designated as the Common Area in PHEASANT TRACE VILLAGE SUBDIVISION;

(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 in PHEASANT TRACE VILLAGE SUBDIVISION 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;



and Common Area, provided that any such merger, consolidation or annexation shall be in accordance with the Declaration referred to herein;

(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 FIVE

The street address of the initial registered office of the corporation is 7001 Corporate Drive, Suite 301, Houston, Texas 77036, and the name of its initial registered agent at such address is Harvin C. Moore, Jr.

#### ARTICLE SIX

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 Corporation, including contract sellers, shall be a member of the corporation. The foregoing is not intended to and shall not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership in the corporation shall be appurtenant to and may not be separated from record fee ownership of any Lot which is subject to assessment by the corporation.

#### ARTICLE SEVEN

The corporation shall have two (2) classes of voting memberships:

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 holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be exercised.

(3) votes for each Lot Owned. The Class B membership shall cease to 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) June 1, 1990.

#### ARTICLE EIGHT

The affairs of the corporation shall be managed by a Board of Directors, who need not be members of the corporation. The number of directors may be changed by amendment of the By-Laws of the corporation. The number of Directors constituting the initial Board of Directors of the corporation is five (5) and the names and addresses of the persons who are to serve as initial Directors until their successors are elected, are:

Harvin C. Moore, Jr.  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Gene F. Thompson, Jr.  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Mark D. Kurtz  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Mrs. Carolyn Messner  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Mrs. Tresa R. Little  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

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 years.

ARTICLE NINE

The corporation 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 corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that 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 devoted to such similar purposes.

ARTICLE TEN

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

ARTICLE ELEVEN

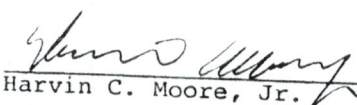
The name and street address of each of the incorporators is:


Mr. Harvin C. Moore, Jr.  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Mr. Gene F. Thompson, Jr.  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

Mr. Mark D. Kurtz  
7001 Corporate Drive, Suite 301  
Houston, Texas 77036

IN WITNESS WHEREOF, we have hereunto set our hand,  
this 29th day of August, 1983.

  
\_\_\_\_\_  
Harvin C. Moore, Jr.



THE STATE OF TEXAS X  
X  
COUNTY OF HARRIS X

I, Lissa R. Little, a Notary Public, hereby certify that on this the 29th day of August, 1983, personally appeared before me HARVIN C. MOORE, JR., GENE F. THOMPSON, JR. and MARK D. KURTZ, who declared that they are the Directors, respectively, of PHEASANT TRACE VILLAGE HOMEOWNERS ASSOCIATION, INC., executed the foregoing document after first being duly sworn, acknowledged that they signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

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

Lissa R. Little  
Notary Public in and for  
Harris County, T E X A S

FILED  
2012 MAR 14 AM 10:37  
Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY TEXAS