

AUG 6 1977

ARTICLES OF INCORPORATION
OF
AUGUSTA LANDING CONDOMINIUM ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, all of whom are citizens of the State of Texas, acting as incorporators of a non-profit no stock corporation under the Texas Non Profit Corporation Act, pursuant to Article 1396, Texas Revised Civil Statutes, do hereby adopt the following Articles of Incorporation for such Corporation:

ARTICLE I.

The name of the corporation is AUGUSTA LANDING CONDOMINIUM ASSOCIATION, INC.

ARTICLE II.

The period of the corporation's duration is perpetual.

ARTICLE III.

The corporation is a non-profit, benevolent corporation formed to promote, improve and protect the health, property, property rights, safety and general welfare of the residents of "AUGUSTA LANDING", a condominium located in the City of Houston, Harris County, Texas; and, especially to administer, collect, receive, receipt for, expend and contract to expend the funds required and assessed for the maintenance and common expenses incident to the condominium known as "AUGUSTA LANDING", and to act as "Managing Agent" thereof and therefor with power and authority to encourage compliance with the provisions of the covenants and restrictions contained in and part of the Declaration and Bylaws of "AUGUSTA LANDING", and to do or cause to be done all the acts and things therein and therefor authorized and required to be done by such "Managing Agent" of such condominium regime.

ARTICLE IV.

The members of the corporation shall be, and the membership of the corporation shall be composed of, the owners of the Twenty-one (21) individual apartments or "condominium units" of "AUGUSTA LANDING", a condominium regime established under the Condominium Act of the State of Texas, and located in Houston, Harris County, Texas in accordance with the "Condominium Declaration for AUGUSTA LANDING", filed for record under Harris County Clerk's File No. _____ and recorded in Volume _____, Page _____, et seq., Condominium Records in the office of the County Clerk of Harris County, Texas.

ARTICLE V.

The manner in which Directors shall be elected is as follows: The owner (or owners) holding record title to each "condominium unit" in "AUGUSTA LANDING" shall own one (1) membership in the corporation and shall be entitled to one (1) vote in electing directors and in voting on other matters presented to the members for decision. When a "condominium unit" or apartment is sold or the ownership and record title thereof transferred in any lawful way, the membership in this corporation relating to said "condominium unit" and the right to vote as a member of this corporation shall automatically be transferred with the title to and ownership of such "condominium unit" to the purchaser upon such passage of record title, regardless of whether the conveyance (or other devolution of title by lawful means) does or does not contain words purporting to convey or transfer such membership and whether or not any seller seeks or purports to retain membership or any right thereof. No part of the revenues of the corporation shall ever inure to the individual benefit of any member and no member of the corporation shall ever be entitled to be paid any dividend of any description from the corporation, or to require any distribution of any of the corporate assets.

ARTICLE VI.

The post office address of its initial registered office is 1502 Augusta Drive, Houston, Texas, 77057 and the name of its initial registered agent is JOHN H. STARNES, 1502 Augusta Drive, Houston, Texas, 77057.

ARTICLE VII.

The number of directors constituting the initial board of directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

JON H. STARNES	1502 Augusta Drive, Houston, Texas 77057
RICHARD P. HENDERSON	1502 Augusta Drive, Houston, Texas 77057
THOMAS H. STOVALL	1502 Augusta Drive, Houston, Texas 77057

ARTICLE VIII.

The name and street address of each Incorporator is:

JON H. STARNES	1502 Augusta Drive, Houston, Texas 77057
RICHARD P. HENDERSON	1502 Augusta Drive, Houston, Texas 77057
THOMAS H. STOVALL	1502 Augusta Drive, Houston, Texas 77057

ARTICLE IX.

This corporation owns no goods, chattels, lands, rights or credits at this time; consequently, the estimated value thereof is none.

ARTICLE X,

This corporation is a non-profit corporation and has no capital stock.

IN WITNESS WHEREOF, we have hereunto set out hand this the 3rd day of

August, 1977.



JON H. STARNES



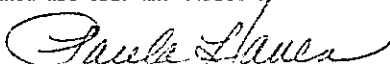
RICHARD P. HENDERSON



THOMAS H. STOVALL

THE STATE OF TEXAS :
COUNTY OF HARRIS :

I, PAULA HAVEN, a Notary Public in and for Harris County, Texas, do hereby certify that on this 3rd day of August, 1977, personally appeared before me JON H. STARNES, who, being by me first duly sworn, declared he is one of the persons who signed the foregoing Articles of Incorporation as an Incorporator and that the statements therein contained are true and correct.



Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS :
COUNTY OF HARRIS :

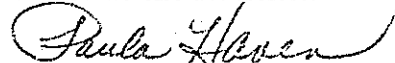
I, PAULA HAVEN, a Notary Public in and for Harris County, Texas, do hereby certify that on this 3rd day of August, 1977, personally appeared before me RICHARD P. HENDERSON, who, being by me first duly sworn, declared he is one of the persons who signed the foregoing Articles of Incorporation as an Incorporator and that the statements therein contained are true and correct.



Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS :
COUNTY OF HARRIS :

I, PAULA HAVEN, a Notary Public in and for Harris County, Texas, do hereby certify that on this 3rd day of August, 1977, personally appeared before me THOMAS H. STOVALL, who, being by me first duly sworn, declared he is one of the persons who signed the foregoing Articles of Incorporation as an Incorporator and that the statement therein contained are true and correct.



Notary Public in and for
Harris County, Texas