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ASSOCIATION SECRETARY'S CERTIFICATION OF DOCUMENTS
For
GREENBRIAR COLONY TOWNHOUSE
ASSOCIATION, NO.1, INC.

Articles of Incorporation

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned is the Secretary and/or Keeper of Records for Greenbriar Colony Townhouse Association, No.1, Inc. (Hereafter referred to as "Association"), a Texas non-profit corporation first set forth and described in the "*Declaration of Covenants, Conditions and Restrictions*" recorded in the Harris County Real Property Records under file number G705641 hereby certifies that the attached is a true and correct copy of the Association document "*Articles of Incorporation of Greenbriar Colony Townhouse Association, No.1, Inc.*"

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IN WITNESS WHEREOF, the undersigned secretary executes this certification:

Executed this the 9th day of April 2014.

Signature: Yvonne Boudreau

Name: YVONNE BOUDREAU

Title: Secretary

RP 091-26-0724

ACKNOWLEDGEMENT

STATE OF TEXAS §

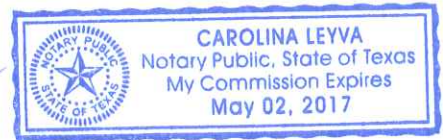
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COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 9th day of April, 2014, by Yvonne Boudreaux, a director for Greenbriar Colony Townhouse Association, No.1, Inc

By: _____

Notary Public, State of Texas

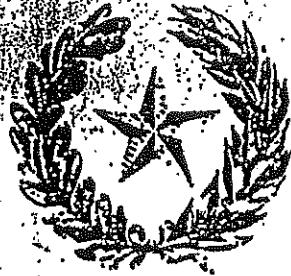


AFTER RECORDING PLEASE RETURN TO:

Randall Management
6200 Savoy, Suite 420
Houston, Texas 77036

✓

HP 091-26-0725



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TEXAS PROP. EX. CODE

The State of Texas

SECRETARY OF STATE

The undersigned, as Secretary of State of the State of Texas, HEREBY CERTIFIES that the attached is a true and correct copy of the following described instruments on file in this office:

GREENBRIAR COLONY TOWNHOUSE ASSOCIATION NO.1, INC.

ARTICLES OF INCORPORATION

OCTOBER 3, 1980

CHARTER #
534927

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

4 day of JANUARY, A. D. 19 85.

Secretary of State

mr

ARTICLES OF INCORPORATION

OF

GREENBRIAR COLONY TOWNHOUSE ASSOCIATION NO. 1, INC.

CLERK - I.D.
Corporation Division

OCT 03 1980

We the undersigned natural persons of the age of twenty-one (21) 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 I

The name of the corporation is GREENBRIAR COLONY TOWNHOUSE ASSOCIATION NO. 1, INC.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which said Corporation is organized are to act as agent for the civic and social benefit and betterment of the residents and property owners of Greenbriar Colony Townhouses, a subdivision in Harris County, City of Houston, Texas, according to the map or plat entitled Greenbriar Colony Townhouses, recorded in Volume 295, Page 79 of the Map Records of Harris County, Texas, and for any and all other property which is accepted by this Corporation for similar purposes, those purposes being as follows:

- (a) To exercise all of the powers and privileges and perform all of the duties and obligations of the Corporation as set forth in the Declaration of Covenants, Conditions and Restrictions ("Restrictions") recorded under County Clerk's File No. _____ of the Official Public Records of Real Property of Harris County, Texas, as the same may be amended from time to time;
- (b) To affix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the restrictions referred to hereinabove;
- (c) To 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 this corporation subject to the limitations set forth in the Restrictions;
- (d) To borrow money to mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred subject to the limitations set forth in the Restrictions;

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- (e) To maintain streets, street lights, sidewalks and traffic controls;
- (f) To provide general sanitation and cleanliness of common areas;
- (g) To provide control of insects, rodents and animals in the common areas;
- (h) To provide maintenance of drainage facilities;
- (i) To provide upkeep and maintenance of common areas and facilities and of Townhouse exteriors as provided in the Restrictions;
- (j) To provide any activity conducted for the mutual benefit of residents and owners as provided in the Restrictions and to 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 exercise.

ARTICLE V

The number of directors constituting the initial Board of Directors is three (3), who need not be a member of the corporation. The names and addresses of the persons who are to serve as initial Directors and the terms are as follows:

Name	Address
Wayne Bardwell	3663 Briar Park Houston, Texas 77042
Bert Melnick <i>Bert Melnick</i>	11202 Early Spring Circle Houston, Texas 77064
J. P. Jordan	1016 Howard Humble, Texas 77338

At the first annual meeting of the members, which shall be two (2) years from date hereof, one (1) Director shall be elected for a term of three (3) years; one (1) Director for a term of two (2) years and one (1) Director for a term of one (1) year, unless the Board of Directors elects to increase the number of Directors according to the terms of the By Laws of the Corporation, in which case the additional Directors shall be elected at the annual meeting for a term of three (3) years as the terms of one or more Directors expire.

ARTICLE VI

The names and addresses of the incorporators are:

Name	Address
Wayne Bardwell	3663 Briar Park Houston, Texas 77042
O. N. Baker	6437 High Star Houston, Texas 77074
Bert Melnick	11202 Early Spring Circle Houston, Texas 77064

ARTICLE VII

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject, by the above described covenants or 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. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from any ownership of any lot which is subject to assessment by the Association. Ownership of such lot shall be the sole qualification for membership. Any mortgagee or lienholder who acquires title to any lot which is a part of the Property, through judicial or nonjudicial foreclosures, shall be a member of the Association.

The Association shall have two classes of voting membership.

CLASS A: Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each lot-owned. When more than one person holds such 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 Developer, and its successors and assigns, and shall be entitled to five (5) votes for each lot owned, provided that the Class B membership shall cease and 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) Five (5) years from the filing date of the Restrictions in the Deed Records of Harris County, Texas.

ARTICLE VIII

The corporation is a nonprofit corporation, without capital stock, organized solely for the purposes specified in Article IV, and no part of its property, whether income or principal, shall ever inure to the benefit of any Director, officer, or employee of the corporation, or of any individual having

a, personal or private, in the activities of the corporation nor shall any such Director, Officer, employee or individual receive or be lawfully entitled to receive any profit from the operations of the corporation except a reasonable allowance for salaries or other compensation for personal services actually rendered in carrying out one or more of its stated purposes. The corporation shall not engage in, and none of its funds or property shall be devoted to, carrying on propaganda or otherwise attempting to influence legislation.

ARTICLE IX

The street address of the initial registered office of the corporation is 3663 Briar Park, Houston, Texas 77042, and the name of its initial registered agent at such address is Wayne Bardwell.

IN WITNESS WHEREOF, we have hereunto set our hands this the 29 day of September, 1980.

Wayne Bardwell
Wayne Bardwell
O. N. Baker
O. N. Baker
Bert Melnick
Bert Melnick

THE STATE OF TEXAS

COUNTY OF HARRIS

I, the undersigned Notary Public, do hereby certify that on this 29th day of Sept., 1980, personally appeared before me, Wayne Bardwell, O. N. Baker, and Bert Melnick, who, after being by me first duly sworn, declared that they are the persons who signed the foregoing document as incorporators and that the statements therein contained are true.

Naline Hoodin
Notary Public in and for Harris County,
Texas
Name: Naline Hoodin

My commission expires: 10/31/80

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RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy; discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

2014 APR 22 AM 9:18

Stan Starnett
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP 091-26-0731

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW,
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris
County, Texas

APR 22 2014



Stan Starnett
COUNTY CLERK
HARRIS COUNTY, TEXAS