

FEB 18 1977

ARTICLES OF INCORPORATION  
OF

Loma Salzman  
Deputy Director, Corporation Division

THE MAPLEWOOD SQUARE COUNCIL OF CO-OWNERS

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting herein 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 The Maplewood Square Council of Co-Owners.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

PURPOSE AND POWERS OF THE CORPORATION

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for acquisition, construction, management, maintenance, preservation and operation of The Maplewood Square Condominium Project on that certain tract of property described on Exhibit "A" attached hereto and made a part hereof, as provided for in the Condominium Declaration hereinafter described, and to promote the health, safety and welfare of the members within the above described Project and for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Council of Co-Owners ("Council") as set forth in the Condominium Act (Article 1301a, Revised Civil Statutes of Texas), and in that certain Condominium Declaration, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Condominium Records 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 office and other expenses incident to the conduct of the business of the Council, including all licenses, taxes or governmental charges levied or imposed against the property of the Council;
- (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 Council;
- (d) Borrow money, and with the assent of the 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) 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 V

Every person or entity who is a record Co-Owner of a fee or undivided fee interest in any Unit (as defined in the Declaration) shall be a Member of the Council. 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 Unit which is part of the condominium Project. The word "member" shall be synonymous with the word "Co-Owner" as defined in the Declaration.

#### ARTICLE VI

##### VOTING RIGHTS

Each member shall be entitled to one (1) vote for each Unit owned by such member.

#### ARTICLE VII

##### BOARD OF ADMINISTRATORS

The affairs of this corporation shall be managed by a Board of not less than five (5) persons, who shall be known as "Administrators", and who shall be members of the Council (except for the initial Administrators named below or their successors prior to the first annual meeting of the members).

Subject to such limitation, the number of Administrators shall be fixed by the Condominium Declaration and the By-Laws of the corporation and amendments thereto from time to time, except as to the number of the initial Board of Administrators. No decrease in the number of Administrators at any time shall affect or shorten the term of any incumbent Administrator.

The number of Administrators constituting the initial Board of Administrators of the corporation is five (5) and the names and addresses of the persons who are to serve as the initial Administrators are:

Name:	Address:
Jesse Jenckes	<u>5959 West Loop South, Suite 222</u> <u>Bellaire, Texas 77401</u>
Jacques Shure	<u>5959 West Loop South, Suite 222</u> <u>Bellaire, Texas 77401</u>
Sheri Cooper	<u>5959 West Loop South, Suite 222</u> <u>Bellaire, Texas 77401</u>
Mitzi M. Shure	<u>5959 West Loop South, Suite 222</u> <u>Bellaire, Texas 77401</u>
Troic Lively	<u>5959 West Loop South, Suite 222</u> <u>Bellaire, Texas 77401</u>

#### ARTICLE VIII

##### BY-LAWS

The initial By-Laws of the corporation shall be adopted by the Developer of the condominium Project as provided by the Declaration and may be amended as provided for therein.

#### ARTICLE IX

##### DISSOLUTION

The corporation may be dissolved with the assent given in writing and signed by all of the members.

ARTICLE X

INITIAL REGISTERED OFFICE AND AGENT

The post office address of the corporation's initial registered office is 5959 West Loop South, Suite 222, Bellaire, Texas 77401, and the name of the corporation's initial registered agent at such address is Jacques C. Shure.

ARTICLE XI

AMENDMENTS

Amendment to these Articles shall require the assent of votes representing 75 percent of the total Units and an aggregate number of the holders of record of mortgages on the Units representing 75 percent of the total vote of all Units.

ARTICLE XII

INCORPORATORS

The following persons, whose addresses are shown opposite their names, all of whom are citizens of the State of Texas of the age of twenty-one (21) years or more, are the incorporators of this corporation:

H. W. Jesse Jenckes

5959 West Loop South  
Bellaire, Texas

Jacques C. Shure

5959 West Loop South  
Bellaire, Texas

Mickey D. Altman

550 South Post Oak  
Houston, Texas 77027

IN WITNESS WHEREOF, for the purpose 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 15<sup>th</sup> day of February, 1977.

Jacques C. Shure  
H. W. Jesse Jenckes  
Mickey D. Altman

THE STATE OF TEXAS

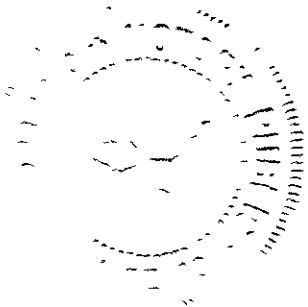
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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared H. W. Jesse Jenckes, Jacques C. Shure and Mickey D. Altman, known to me to be the persons whose names are subscribed to the foregoing instrument, who each being by me duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15 day of February, 1977.



Jan Myklebust  
Notary Public in and for  
Harris County, TEXAS

JAN MYKLEBUST  
Notary Public in and for Harris County, Texas  
My Commission Expires August 9, 1977