



# The State of Texas

## SECRETARY OF STATE

**IT IS HEREBY CERTIFIED, that  
Articles of Incorporation  
of**

**LANGHAM CREEK COLONY TOWNHOUSE ASSOCIATION NO. 3, INC.**

**were filed in this office and a certificate of incorporation was issued on  
AUGUST 28, 1981;**

**IT IS FURTHER CERTIFIED, that no certificate of dissolution has been issued, and  
that the corporation is still in existence.**

*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, on August 6, 1993.*



*John Hannah Jr.*  
Secretary of State PH

AUG 28 1981

CITY CLERK'S  
Corporation Division

ARTICLES OF INCORPORATION

OF

LANGHAM CREEK COLONY TOWNHOUSE ASSOCIATION NO. 3, INC.

We the undersigned natural persons of the age of twenty-one (21) 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 LANGHAM CREEK COLONY TOWNHOUSE ASSOCIATION NO. 3, 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 <sup>tain</sup> residents and property owners in Langham Creek Colony, Section One, a subdivision in Harris County, City of Houston, Texas, according to the map or plat entitled Langham Creek Colony, Section One, recorded in Volume 289, Page 99 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. 228885 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.
- (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 area;
- (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:

Wayne Bardwell	9990 Richmond-Suite 102 Houston, Texas 77042
Douglas Tollett	9990 Richmond - Suite 102 Houston, Texas 77042
Donna Wiggins	9990 Richmond - Suite 102 Houston, Texas 77042

At the first annual meeting of the members, which shall be two (2) years from the date hereof, one (1) Director shall be elected for a term of three (3) years, 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 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 address of the incorporators are:

NAME	ADDRESS
Wayne Bardwell	9990 Richmond - Suite 102 Houston, Texas 77042
Douglas Tollett	9990 Richmond - Suite 102 Houston, Texas 77042
Donna Wiggins	9990 Richmond - Suite 102 Houston, Texas 77042

#### 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 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 non-profit 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 interest 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 9990 Richmond Ave., Suite 102, 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 12<sup>th</sup> day of August, 1981.

Wayne Bardwell  
WAYNE BARDWELL

Douglas Tollett  
DOUGLAS TOLLETT

Donna Higgins  
DONNA WIGGINS

THE STATE OF TEXAS :

COUNTY OF HARRIS :

I, the undersigned Notary Public, do hereby certify that on this 12<sup>d</sup> day of August, 1981, personally appeared before me WAYNE BARDWELL, DOUGLAS TOLLETT and DONNA WIGGINS 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.

Liane Romigh  
Notary Public in and for  
Harris County, Texas  
Printed Name LIANE ROMIGH

My comm. expires:

9-11-1984

Notary Public in Harris County, Texas  
My Commission Expires September 11, 1984  
Bonded by Alexander Leavelle, Lawyers Surety Corp.