

ARTICLES OF INCORPORATION
of the
BEAR BRANCH VILLAGE COMMUNITY ASSOCIATION

NOTE: THIS IS A RETYPED VERSION OF THE ORIGINAL OF THE ARTICLES OF INCORPORATION RECORDED IN THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF HARRIS COUNTY, TEXAS

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BEAR BRANCH VILLAGE COMMUNITY ASSOCIATION**

In compliance with the requirements of the Texas Nonprofit Corporation Act, the undersigned, all of whom are citizens of the State of Texas and all of whom are at least 21 years of age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Bear Branch Village Community Association, hereinafter referred to as the "Association."

ARTICLE II

The initial registered office of the Association is located at 1600 Dresser Tower, 601 Jefferson Street, Houston, Texas 77002.

ARTICLE III

B.P. Pierce, whose address is 1600 Dresser Tower, 601 Jefferson Street, Houston, Texas 77002, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The corporation is a nonprofit corporation and does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for community, civic, and social welfare and to promote and/or provide municipal services and educational and recreational services and facilities within Bear Branch Village, a subdivision as defined in that certain instrument called the "Declaration of Covenants, Conditions, and Restrictions" to be filed in the office of the County Clerk of Harris County, Texas, and 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 Association for this purpose to:

- a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration," applicable to the property and to be recorded in the office of the County Clerk 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 Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association

- 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 Association
- d) Borrow money and, with the assent of two-thirds 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 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 of each class of members agreeing to such dedication, sale, or transfer
- f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of each class of members
- g) Have and exercise any and all powers, rights, and privileges that a corporation organized under the Nonprofit Corporation Law of the State of Texas by law may or hereafter have or exercise.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot, parcel, apartment, or tract of commercial land (as defined in the Declaration) that is subject by covenants of 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. Membership shall be appurtenant to and may not be separated from ownership of any lot, parcel, apartment, or tract of commercial land that is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

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, parcel, or tract of commercial land owned and two-thirds (2/3) vote for each apartment owned. When more than one person holds an interest in any lot, parcel, apartment, or tract of commercial land, all such person shall be members. The vote of such lot, parcel, apartment, or tract of commercial land shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one lot, parcel, or tract of commercial land or two-thirds (2/3) vote with respect to any apartment.

Class B. Class B members shall be the Declarant (as defined in the declaration) and shall be entitled to three votes for each lot, parcel, apartment, or tract of commercial land owned. 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
- b) On January 1, 1989

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of nine directors who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

1. J. D. Bruton, P.O. Drawer 809, Humble, Texas 77338
2. J. C. Bird, P.O. Drawer 809, Humble, Texas 77338
3. Hubert Smith, P.O. Drawer 809, Humble, Texas 77338
4. L. J. Jaeger, P.O. Drawer 809, Humble, Texas 77338
5. R. E. Francis, P.O. Drawer 809, Humble, Texas 77338
6. D. H. Gregg, 800 Bell Avenue, Houston, Texas 77002
7. R. L. Galatas, P.O. Drawer 809, Humble, Texas 77338
8. G. B. Mitchell, Jr., P.O. Drawer 809, Humble, Texas 77338
9. C. R. Parish, P.O. Drawer 809, Humble, Texas 77338

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; and at each annual meeting thereafter, the members shall elect three directors for a term of three years.

ARTICLE VIII DISSOLUTION

The Association 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 Association, other than incident to a merger or consolidation, the assets of the Association shall not be transferred to or received by any individual but shall, pursuant to a lawful plan of distribution, be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

**ARTICLE IX
DURATION**

The corporation shall exist perpetually.

ARTICLE X

Amendment of these Articles shall require the assent of 75% of the entire membership.

**ARTICLE XI
FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers, and consolidations; mortgaging of the common area; dedication of common area; dissolution; and amendment of these Articles.

**ARTICLE XII
INCORPORATORS**

The names and addresses of the three incorporators are:

1. J. C. Bird, P.O. Drawer 809, Humble, Texas 77338
2. D. H. Gregg, 800 Bell Avenue, Houston, Texas 77002
3. J. D. Bruton, P.O. Drawer 809, Humble, Texas 77338

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 21st day of October 1974.

J. C. BYRD
J. C. BYRD

R29

D. H. GREGG
D. H. GREGG

J. D. BRUTON
J. D. BRUTON

STATE OF TEXAS I
COUNTY OF HARRIS I

I, Shirley C. Drew, a Notary Public, do hereby certify that on this 21st day of October, 1974, personally appeared before me, J. C. BYRD, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator and that the statements therein contained are true.

Shirley C. Drew
Notary Public in and for
Harris County, Texas

SHIRLEY C. DREW
Notary Public in and for Harris County, Texas
My Commission Expires 6-1-75

STATE OF TEXAS I
COUNTY OF HARRIS I

I, PATRICIA A. SOUTER, a Notary Public, do hereby certify that on this 21st day of October, 1974, personally appeared before me, D. H. GREGG, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator and that the statements therein contained are true.

Patricia A. Souter
Notary Public in and for
Harris County, Texas

PATRICIA A. SOUTER

STATE OF TEXAS I
COUNTY OF HARRIS I

I, Shirley C. Drew, a Notary Public, do hereby certify that on this 21st day of October, 1974, personally appeared before me, J. D. BRUTON, who being by me first duly sworn, declared that he is the person who signed the foregoing document as incorporator and that the statements therein contained are true.

Shirley C. Drew
Notary Public in and for
Harris County, Texas

SHIRLEY C. DREW
Notary Public in and for Harris County, Texas
My Commission Expires 6-1-75