

535-39-1121

ARTICLES OF INCORPORATION  
OF  
RED OAK TOWNHOME HOMEOWNERS ASSOCIATION, INC.  
(A Texas Non-Profit Corporation)

Harris County, Texas

(1)



535-39-1122

The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

410 OAK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.  
CHARTER NUMBER 01135021

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE  
CORPORATION, DULY SIGNED AND VERIFIED HAVE BEEN RECEIVED IN THIS  
OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY  
VIRTUE OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES  
THIS CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE  
ARTICLES OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE THE  
USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF ANOTHER  
UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW, THE  
ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED DEC. 6, 1989



*Joseph S. Bayouq Jr.*  
Secretary of State

098:11:1

535-39-1123

ARTICLES OF INCORPORATION  
 OF  
 RED OAK TOWNHOME HOMEOWNERS ASSOCIATION, INC.  
 (A Texas Non-Profit Corporation)

FILED  
 in the Office of the  
 Secretary of State of Texas  
 DEC 16 1989  
 Corporations Section

I, the undersigned natural person of the age of eighteen (18) years or more, citizen of the State of Texas, acting as incorporator of a corporation (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act (hereinafter called the "Act"), do hereby adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

NAME

The name of the Corporation is RED OAK TOWNHOME HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

NON-PROFIT CORPORATION

The Corporation is a non-profit corporation.

ARTICLE III

DURATION

The period of its duration of the Corporation is perpetual.

ARTICLE IV

PURPOSES AND POWERS

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a Condominium Project, as provided in the Condominium Declaration of RED OAK TOWNHOMES (hereinafter referred to as the "Declaration"), located in Harris County, Texas.

2. The general purposes and powers are:

a. To promote the common good, health, safety and general welfare of the residents within the Property;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the Condominium Records in the Office of the County Clerk of Harris County, Texas, the Declaration being incorporated herein by reference for all purposes;

c. To enforce applicable provisions of the Declaration, By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;

d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

e. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Act may now or hereafter have or exercise;

f. To acquire (by purchase, grant or otherwise), annex and merge, 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 Corporation;

g. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and

h. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation.

ARTICLE V

## REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Corporation is 8323 Southwest Freeway, Suite 330, Houston, Texas 77074-1690, and the name of its initial registered agent at such address is JEFFERY DOUGLAS.

ARTICLE VI

## BOARD OF DIRECTORS

This number of Directors constituting the initial Board of Directors is five (5) and the names and addresses of the persons are:

<u>Name</u>	<u>Address</u>
Kenneth Paul	17605 Red Oak Drive Houston, Texas 77090
Janice Tubbe	17603 Red Oak Drive Houston, Texas 77090
Betty Mosely	17587 Red Oak Drive Houston, Texas 77090
Sandra Treude	17513 Red Oak Drive Houston, Texas 77090
Kent L. Gee	17555 Red Oak Drive Houston, Texas 77090

ARTICLE VII

## INCORPORATOR

The name and address of the incorporator is:

<u>Name</u>	<u>Address</u>
Kenneth Paul	17605 Red Oak Drive Houston, Texas 77090

ARTICLE VIII

## MEMBERSHIP

The authorized number of and qualifications for membership in the Corporation along with the appurtenant voting rights and other privileges due Unit Owners in the Condominium Project shall be as set out in the Declaration. Every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject to the Declaration, including contract sellers, shall be a Member of the Corporation. 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 subject to assessment by the Corporation.

