

APR 02 1981

CLERK I F  
Corporation Division

ARTICLES OF INCORPORATION  
OF  
CONCORD BRIDGE HOMEOWNERS' ASSOCIATION

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 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 Concord Bridge Homeowners' Association, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 908 Town and Country Blvd., Suite 350, Houston, Texas 77024.

ARTICLE III

The street address of the initial registered office of the corporation is 908 Town and Country Blvd., Suite 350, Houston, Texas 77024, and the name of its initial registered agent at such address is James C. Niver.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as follows:

Concord Bridge, Section 1, according to the map or plat thereof recorded in Volume 295, Page 96, of the Map Records 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 any Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to any property (whether Concord Bridge, Section 1, or any other property which may be brought within the jurisdiction of this Association) and recorded or to be recorded in the Office of the County Clerk, 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 and terms used herein shall have the same meaning as in the Declaration;
- (b) fix, levy, collect and enforce payment by any lawful means, all charges and 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 (2/3) 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 (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidation with other non-profit corporations organized for the same purposes or ~~annex additional residential property and Common-~~ Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

Amended  
4/13/81

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Texas by law may now or hereafter have or exercise.

#### ARTICLE V

#### MEMBERSHIP

The membership includes every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by 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 which 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 owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such

Lot shall be exercised as they 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 Declarant (as defined in the Declaration) and shall be entitled to three (3) votes for each Lot 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 equals the total votes outstanding in the Class B membership; or
- (b) on January 1, 1996.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
James C. Niver	908 Town and Country Blvd. Suite 350 Houston, Texas 77024
Joe T. Hamlett	908 Town and Country Blvd. Suite 350 Houston, Texas 77024
Walter M. Ross	5 Greenway Plaza, Suite 1700 Houston, Texas 77046
Risher Randall	2727 Allen Parkway Houston, Texas 77019
L. E. Hill	2727 Allen Parkway Houston, Texas 77019

At the first annual meeting, the members shall elect three (3) directors for a term of one year and two (2) directors for a term of two years; and at each annual meeting thereafter

the members shall elect three (3) directors in one year and two (2) directors in the next year in continuing sequence, all for a term of office of two 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 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 period of duration of the Association shall be perpetual.

#### ARTICLE X

##### AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

#### ARTICLE XI

##### VA & FHA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Veterans Administration and FHA: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles. Annexation of additional properties may be accomplished without the vote of the members.

Amended  
4/13/81  
to add  
last  
sentence

#### ARTICLE XII

The Association is a non-profit corporation.

ARTICLE XIII

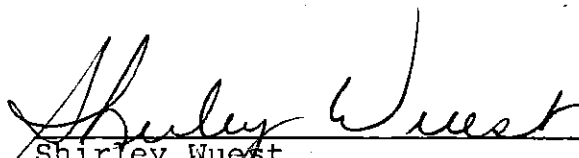
The name and street address of each incorporator is:

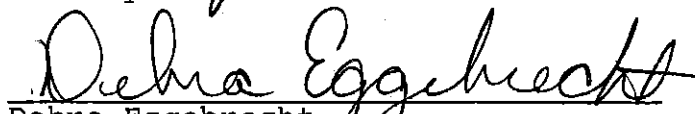
Shirley Wuest  
9 Greenway Plaza, Suite 2300  
Houston, Texas 77046

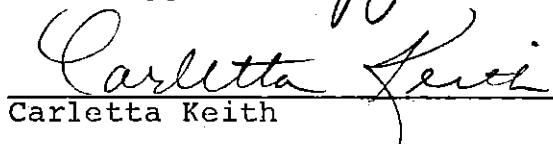
Debra Eggebrecht  
9 Greenway Plaza, Suite 2300  
Houston, Texas 77046

Carletta Keith  
9 Greenway Plaza, Suite 2300  
Houston, Texas 77046

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Texas, we, the undersigned, constituting the Incorporators of this Association, have executed these Articles of Incorporation this 26th day of March, 1981.

  
\_\_\_\_\_  
Shirley Wuest

  
\_\_\_\_\_  
Debra Eggebrecht

  
\_\_\_\_\_  
Carletta Keith

STATE OF TEXAS            |  
                                  |  
COUNTY OF HARRIS        |

I, the undersigned, a Notary Public, do hereby certify that on this the 26th day of March, 1981, personally appeared before me SHIRLEY WUEST, who, being by me first duly sworn, declared that she is the person who signed the foregoing document as an Incorporator, and that the statements therein contained are true.



EULALIA A. NEAL  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES 9/24/84

Eulalia A. Neal

Notary Public in and for  
State of Texas

STATE OF TEXAS            |  
                                  |  
COUNTY OF HARRIS        |

I, the undersigned, a Notary Public, do hereby certify that on this the 26th day of March, 1981, personally appeared before me DEBRA EGGBRECHT, who, being by me first duly sworn, declared that she is the person who signed the foregoing document as an Incorporator, and that the statements therein contained are true.



EULALIA A. NEAL  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES 9/24/84

Eulalia A. Neal

Notary Public in and for  
State of Texas

STATE OF TEXAS            |  
                                  |  
COUNTY OF HARRIS        |

I, the undersigned, a Notary Public, do hereby certify that on this the 26th day of March, 1981, personally appeared before me CARLETTA KEITH, who, being by me first duly sworn, declared that she is the person who signed the foregoing document as an Incorporator, and that the statements therein contained are true.



EULALIA A. NEAL  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
MY COMMISSION EXPIRES 9/24/84

Eulalia A. Neal

Notary Public in and for  
State of Texas

FILED  
In the Office of the  
Secretary of State of Texas

APR 17 1981

CLERK II H  
Corporation Division

ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION

Pursuant to the provisions of Article 4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation which:

clarifies the fact that annexation of additional properties may be accomplished without the vote of members.

ARTICLE ONE

The name of the corporation is CONCORD BRIDGE HOMEOWNERS' ASSOCIATION.

ARTICLE TWO

The amendments referred to in this Article Two were adopted by the corporation on April 13, 1981.

Subparagraph (f) of Article IV of the Articles of Incorporation is hereby amended so as to read as follows:

"(f) participate in mergers and consolidations with other non-profit 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;"

Article XI of the Articles of Incorporation is hereby amended to add the following additional sentence:

"Annexation of additional properties may be accomplished without the vote of the members."

ARTICLE THREE

The amendments were adopted by consent in writing of all members entitled to vote with respect thereto.

DATED April 13, 1981.

CONCORD BRIDGE HOMEOWNERS' ASSOCIATION

By James C. Niver  
JAMES C. NIVER, President

By Joe T. Hamlett  
JOE T. HAMLETT, Secretary

STATE OF TEXAS,       )  
                                  )  
COUNTY OF HARRIS.    )

Before me, a Notary Public, on this day personally appeared James C. Niver, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of April, 1981.



Laura Dianne Harris

Notary Public in and for

LAURA DIANNE HARRIS  
Notary Public State of Texas  
Commission Expires 7-21-84