



The State of Texas  
Secretary of State

CERTIFICATE OF INCORPORATION  
OF

OAK LAKE POINTE HOMEOWNERS ASSOCIATION, INC.  
CHARTER NUMBER 01504935

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

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE 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 SEP. 8, 1998

EFFECTIVE SEP. 8, 1998



A handwritten signature in cursive script, appearing to read "Alberto R. Gonzales".

Alberto R. Gonzales, Secretary of State

ARTICLES OF INCORPORATION OF  
OAK LAKE POINTE  
HOMEOWNERS ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas

SEP 08 1998

**Corporations Section**

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

ARTICLE I.

The name of the corporation is OAK LAKE POINTE HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II.

The Association is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The purpose or purposes for which the Association is organized are: to provide for maintenance, preservation and architectural control of the lots, units and common area on that certain real property (the "Property") in Harris County, Texas being more particularly described as follows:

All of OAK LAKE POINTE, an addition in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 401089 of the Map Records of Harris County, Texas;

which Property has been divided into single family residential lots by White Oak Estates, Ltd., a Texas limited partnership, the Grantor (herein so called) named in the Deed Restrictions, Oak Lake Pointe (as may be amended, from time to time, herein called the "Restrictions"), recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. T066316; and to promote the health, safety and welfare of the residents within the Property and for this purpose to:

(a) exercise the powers and privileges and to perform all of the duties and obligations as set forth in those Restrictions;

(b) fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Restrictions and pay all expenses in connection therewith and all office and other expenses incidental 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 the public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred;

(e) dedicate, sell, or transfer all or any part of the common area of the Property, if any, to any public agency, authority or utility for such purposes and subject to such condition as may be agreed to by the members. No such dedication nor transfer shall be effective unless consented to by members, entitled to cast not less than two-thirds (2/3rds) of the aggregate of the votes of both classes of members;

(f) notwithstanding the foregoing, the Board of Directors may from time to time, without authorization of the membership, grant or dedicate easements with respect to the common area of the Property, if any, as may be necessary or convenient to provide or assist in utility service or access to the Property;

(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 to exercise.

#### ARTICLE V.

The street address of the initial registered office of the corporation is 9444 Old Katy Road, Suite 116, Houston, Texas 77055, and the name of the initial registered agent at such address is Sam Boyd.

#### ARTICLE VI.

Every person or entity who is a record owner of a fee or individual fee interest in any lot described in the Restrictions, 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 described in the Restrictions.

ARTICLE VII.

The name and street address of the incorporator is:

<u>Name</u>	<u>Address</u>
Greg Savage	5847 San Felipe, Suite 2200 Houston, Texas 77057

ARTICLE VIII.

The Association shall have one class of voting membership. The members shall be all owners of lots within the Property, and they 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 of 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. Notwithstanding the foregoing, however, the Grantor shall have the right to enforce and administer the Restrictions, and to exercise any and all rights and duties granted to or permitted to be exercised by the Association or the Architectural Standards Committee (as defined in the Restrictions) at all times that the Grantor owns one or more lots within the Property, as provided in the Restrictions.

ARTICLE IX.

The affairs of this Association shall be managed by a board of three (3) directors, who need not be members of the Association. The number of directors may be increased 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 selection of their successors, are:

<u>Name</u>	<u>Address</u>
Sam Boyd	9444 Old Katy Road, Suite 116 Houston, Texas 77055
Cheryl Boyd	9444 Old Katy Road, Suite 116 Houston, Texas 77055
Shelly Price	9444 Old Katy Road, Suite 116 Houston, Texas 77055

ARTICLE X.

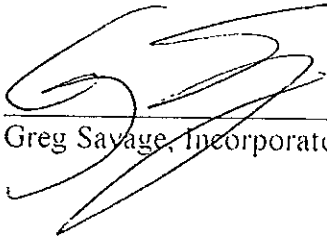
The Association may be dissolved with the assent given in writing and signed by not less than sixty-six and two-thirds percent (66.667%) of the membership interests entitled to vote. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the

Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit organization, association, trust or other organization to be used for similar purposes.

ARTICLE XI.

Amendment of these Articles shall require the assent of sixty-six and two-thirds percent (66.667%) of the membership interests entitled to vote.

IN WITNESS WHEREOF, I have hereunto set my hand to these Articles of Incorporation this 3rd day of September, 1998

  
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Greg Savage, Incorporator