

ARTICLES OF INCORPORATION  
OF  
COPPERFIELD COMMUNITY ASSOCIATION, INC.

SECRET  
1979

STATE OF TEXAS     I  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS: THAT

We, the undersigned natural persons of the age of eighteen (18) years or more, all 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 hereinafter called the "Association" :

ARTICLE I  
CORPORATE NAME

This Association shall be known as COPPERFIELD COMMUNITY ASSOCIATION, INC. and by and under such name it shall conduct and transact all its business.

ARTICLE II  
CORPORATE ADDRESS AND AGENT

The street address of the Association's initial registered office is 4550 Dacoma, Houston, Texas 77092, and the name of its initial registered agent at such address is B. P. Pierce.

## ARTICLE IV

### PURPOSE AND POWERS OF THE ASSOCIATION

The Association is formed for the purposes of providing for community, civic and social welfare among the Villages comprising Copperfield in Harris County, Texas and to promote the health, safety and welfare of the residents within the above-described area and for this purpose to:

(a) enter into Contracts with the Village Community Associations and Other Contracting Parties within Copperfield for the purpose of providing such Village Community Associations and Other Contracting Parties with common areas, facilities and services of overall benefit to Copperfield residents and property owners in general, including, but not by way of limitation, security, fire protection, parks and recreation, and common area improvements and maintenance transcending Village Community Association boundaries;

(b) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in said Contracts;

c) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of said Contracts;

(d) pay 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;

e) acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey

f borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred;

g dedicate, sell or transfer all or any part of the parks, common areas and facilities owned by the Association to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors provided that no conveyance of any parks, common areas or facilities other than the granting of utility easements shall be permitted except to a public entity established for similar purposes as the Association or which shall be dedicated to the preservation of community purposes and interests and which is capable of maintaining and agreeing to maintain the same;

h) participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

(i) establish and enforce rules and regulations governing the use, operation, maintenance, control, and disposition of property to which the Association holds title or to which control is vested in the Association; and

(j) be able 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 now or hereafter may have or exercise; provided that none of the objects or purposes herein set out shall be construed to authorize the Association to do any act in violation of said Non-Profit Corporation Act, and all such objects or purposes are subject to such Act.

ARTICLE V  
MEMBERSHIP

ARTICLE VI  
BOARD OF DIRECTORS

affairs of the Association shall be managed by a Board of Directors composed of such number of persons and for such terms as may be fixed by the By-Laws of the Association. The Directors shall continue to serve until their successors are selected and qualified in the manner provided in the By-Laws of the Association. The names and addresses of the persons who are to serve as the initial Directors and constitute the initial Board of Directors of the Association until such time as the aforesaid Directors shall have been qualified to serve are:

<u>NAME</u>	<u>ADDRESS</u>
R. F. Bradley	4550 Dacoma St., Houston, TX 77092
D. R. Breeland	4550 Dacoma St., Houston, TX 77092
A. C. Burkhalter, Jr.	4550 Dacoma St., Houston, TX 77092
J. F. Hartwell	4550 Dacoma St., Houston, TX 77092
T. R. Wussow	4550 Dacoma St., Houston, TX 77092

ARTICLE VII  
AMENDMENTS

Amendment of these Articles shall require the affirmative vote of not less than two-thirds (2/3) of the Directors.

ARTICLE VIII  
DURATION

The Association shall exist perpetually

STATE OF TEXAS  
COUNTY OF HARRIS

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I, the undersigned authority, a Notary Public in and Harris County, Texas, do hereby certify that on the 5<sup>th</sup> day of June, 1979, personally appeared R. D. Leonhard, A. C. Burkhalter, Jr., and T. R. Wussow, who being by me each first duly sworn, each declared that he is one of the persons who signed the foregoing instrument as an incorporator and that the statements therein are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal day and year first above written.

  
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Notary Public in and for  
Harris County, Texas

Carolyn Stephenson  
My Commission Expires:  
March 31, 1981