



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION
OF

PARKRIDGE COMMUNITY ASSOCIATION
CHAPTER NUMBER 449291

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT DUPLICATE ORIGINALS OF 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 HIM BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A DUPLICATE ORIGINAL
OF THE ARTICLES OF INCORPORATION.

DATED OCT. 2, 1978



M. C. Oak

Secretary of State

RJP

FILED
In the Office of the
Secretary of State of Texas

OCT 02 1978

Laura Salgran
Deputy Director, Corporation Division

ARTICLES OF INCORPORATION
OF
PARKRIDGE COMMUNITY ASSOCIATION

In compliance with the requirements of Texas Non-Profit Corporation Act, the undersigned, all of whom are residents of HARRIS COUNTY, TEXAS, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is PARKRIDGE COMMUNITY ASSOCIATION hereafter called the "Association".

ARTICLE II

The registered office of the Association is located at 1000 Guaranty National Bank Bldg., 7500 Bellaire Boulevard, Houston, Texas, 77036.

ARTICLE III

CHARLES N. GOLDBERG, whose address is 1000 Guaranty National Bank Bldg., 7500 Bellaire Boulevard, Houston, Texas, 77036, is hereby appointed the initial registered agent of this Association.

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 in Exhibit A attached hereto and made a part thereof. 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 recorded or 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 offices 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 of any part of the Common Area 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 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 consolidations with other nonprofit 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;

(g) have to execute 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 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 which is subject by covenants or 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 which is subject to assessment by the Association.

ARTICLE IV

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 owner. 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 among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: 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 event, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;
- or
- (b) on January 1, 1984.

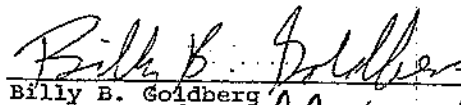
ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) 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 as the capacity of directors until the selection of their successors are:

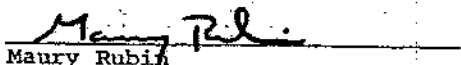
require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purposes 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 27th day of September, 1978.

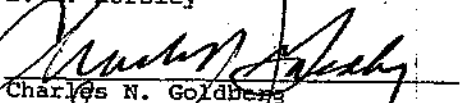

Billy B. Goldberg

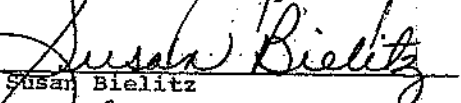

Frank B. Goldberg

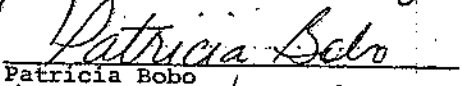

Kenneth E. Lehrer


Maury Rubin


D. M. Horsley


Charles N. Goldberg


Susan Bielit


Patricia Bobo

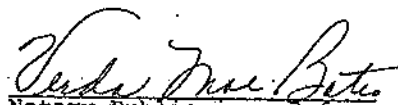

Glenda J. Bryan

THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared - Billy B. Goldberg, Frank S. Goldberg, Kenneth E. Lehrer, Maury Rubin, D. M. Horsley, Charles N. Goldberg, Susan Bielitz, Patricia Bobo and Glenda J. Bryan, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me on oath that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th day of September, 1978.



Notary Public in and for
Harris County, T E X A S

Verda Mae Bates

<u>Name</u>	<u>Address</u>
Billy B. Goldberg	5131 Braesheather, Houston 770
Frank S. Goldberg	2323 Underwood, Houston 77025
Kenneth E. Lehrer	5555 Del Monte, Houston 77056
Maury Rubin	7600 Creekbend, Houston 77071
D. M. Horsley	5470 Edith, Houston 77096
Charles N. Goldberg	303 Briarpark Dr., Houston 770
Susan Bielitz	11511 Neff, Houston 77072
Patricia Bobo	12335 Plumpoint, Houston 77095
Glenda J. Bryan	2100 Tanglewilde, Houston 7706

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 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

AMENDMENTS

Amendments of these Articles shall require the assent of 75 percent (75%) of the entire membership.

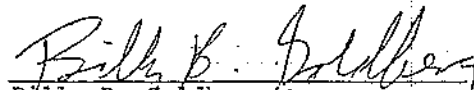
ARTICLE XI

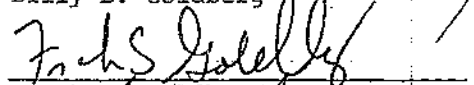
FHA/VA APPROVAL

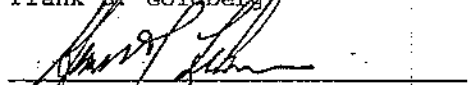
As long as there is a Class B membership, the following actions will


require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.


IN WITNESS WHEREOF, for the purposes 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 27th day of September, 1978.

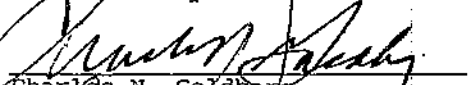

Billy B. Goldberg

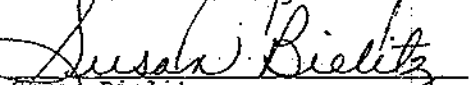

Frank B. Goldberg

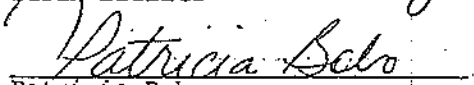

Kenneth E. Lehrer

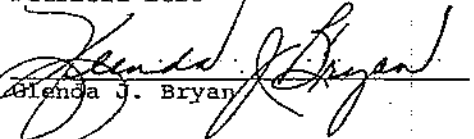

Maury Rubin


D. M. Horsley


Charles N. Goldberg


Susan Bielitz


Patricia Bobo



Glenda J. Bryan

THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared - Billy B. Goldberg, Frank S. Goldberg, Kenneth E. Lehrer, Maury Rubin, D. M. Horsley, Charles N. Goldberg, Susan Bielitz, Patricia Bobo and Glenda J. Bryan, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me on oath that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th day of September, 1978.


Notary Public in and for
Harris County, T E X A S

Verda Mae Bates