

FILED  
In the Office of the  
Secretary of State of Texas

APR 08 2002

Corporations Section

**ARTICLES OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF  
SUMMERWOOD COMMUNITY ASSOCIATION, INC.**

Pursuant to the provisions of Article 1396-4.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation.

**ARTICLE ONE**

The name of the corporation is Summerwood Community Association, Inc.

**ARTICLE TWO**

The following amendments to the Articles of Incorporation were adopted by the corporation on OCTOBER 23, 2001.

The Articles of Incorporation are hereby amended by striking Article Six in its entirety and replacing it with the following:

The Corporation shall be a membership corporation without certificates or shares of stock. All owners of Units (as defined in the Declaration), by virtue of their ownership of a Unit subject to the Declaration, are members of the Corporation. In addition, the Declarant under the Declaration shall be a member of the Corporation for such period of time as is specified in the Declaration. The members shall be entitled to vote in accordance with the provisions of the Declaration and the By-Laws.

The Articles of Incorporation are hereby further amended by striking Article Seven in its entirety and replacing it with the following:

The Corporation shall initially have two classes of membership, Class "A" and Class "B," as provided in Section 6.2 of the Declaration.

The Articles of Incorporation are hereby further amended by striking Article Eight in its entirety and replacing it with the following:

The Corporation shall act through a board of directors having a minimum of three (3) and a maximum of seven (7) members (the "Board of Directors" or the "Board"), which shall manage the affairs of the Corporation as specified in the By-Laws. The method of the election of the members of the Board, removal and filling of vacancies, and the term of office of directors shall be as

set forth in the By-Laws. The Board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

The Articles of Incorporation are hereby further amended by striking Article Ten in its entirety and replacing it with the following:

These Articles may be amended only upon a resolution duly adopted by the Board, the affirmative vote or written consent of Members representing at least two-thirds (2/3) of the Association's total Class "A" vote, and Declarant's consent so long as Declarant owns any property subject to the Declaration or has the unilateral right to subject additional property to the Declaration; provided, Class "A" Member approval shall not be required for any amendment to these Articles of Incorporation the sole purpose of which is to comply with the requirements of any governmental or quasi-governmental entity or institutional lender authorized to fund, insure, or guarantee mortgages on individual Units, as such requirements may exist from time to time, which amendments may be adopted by the Board.

The Articles of Incorporation are hereby further amended by striking Article Eleven in its entirety and replacing it with the following:

The Association may be dissolved only upon a resolution duly adopted by the board of directors and the affirmative vote of members who are Owners of not less than two-thirds (2/3) of the Units (other than the Declarant) and the consent of the Declarant so long as the Declarant owns any property subject to the Declaration or which may be unilaterally subjected to the Declaration by the Declarant. Upon dissolution of the Association, so long as the U.S. Department of Veteran Affairs ("VA") is guaranteeing and/or the U.S. Department of Housing and Development ("HUD") is insuring any mortgage in the Development, and unless otherwise agreed in writing by HUD or VA, as applicable, any remaining real property 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 acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

The Articles of Incorporation are hereby further amended by adding a new article entitled Article Fourteen which shall state as follows:

As long as the Class "B" membership exists, the following actions shall require the prior approval of VA or HUD, if either agency has approved the development for VA-guaranteed or FHA-insured mortgages on Units: annexation of additional property to the development, except for annexation

by Declarant in accordance with Section 9.1 of the Declaration pursuant to a plan of annexation previously approved by VA and/or HUD, as applicable; mergers, consolidations, or dissolution of the Association; mortgaging of Common Area; dedication of Common Area to any public entity; and amendment of these Articles of Incorporation.

The Articles of Incorporation are hereby further amended by adding a new article entitled Article Fifteen which shall state as follows:

The Association may merge or consolidate only upon a resolution duly adopted by its board of directors and the affirmative vote of Members representing at least two-thirds (2/3) of the Class "A" votes in the Association and the consent of the Class "B" membership so long as the Class "B" membership exists.

### ARTICLE THREE

The amendments were adopted at a duly called meeting of members held on OCTOBER 23, 2001, at which a quorum was present, and the amendment was approved by at least two-thirds of the votes of each class of members voting in person or by proxy at such meeting were entitled to cast.

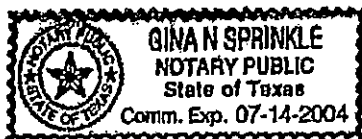
Dated MARCH 19, 2002.

By: [Signature]  
Its: MARK ATEZ President  
and Cindy K. Deaton  
Its: CINDY K. DEATON Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared MARK ATEZ and CINDY K. DEATON, known to me to be the persons whose names are 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 19<sup>TH</sup> day of MARCH, 2002.



Gina N. Sprinkle  
(Printed or Stamped name)  
Notary Public, State of Texas  
My commission expires:  
July 14, 2004

FILED FOR RECORD  
8:00 AM

APR 19 2016

*Stan Stewart*  
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris  
County, Texas

APR 19 2016



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

4  
Notice  
Z

### AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Summerwood Community Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Harris County, Texas,

102  
122

NOW THEREFORE, true copies of the following dedicatory instruments of the Summerwood Community Association which have not been previously filed in the public records of Harris County are attached hereto, including:

Articles of Amendment to the Articles of Incorporation

FURTHER, other dedicatory instruments of the Summerwood Community Association have already been filed in the public records of Harris County and these documents supplement the previously filed documents.

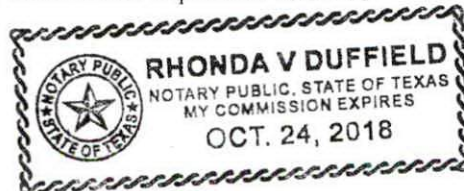
SIGNED on this 14th day of April, 2016.

Signature: *Jennifer Northington*  
By: Jennifer Northington  
Title: C.I.A. Services, Inc., Managing Agent for Summerwood Community Association

STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

This instrument was acknowledged before me on this 14th day of April, 2016 by Jennifer Northington.

Signature: *Rhonda V Duffield*  
By: Rhonda V Duffield  
Title: Notary in and for the State of Texas  
My commission expires on 10/24/18



Return to: C.I.A. Services, Inc. ✓✓  
8811 FM 1960 Bypass Road, Suite 200  
Humble, Texas 77338-4023

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Gwyn Shea  
Secretary of State

## Office of the Secretary of State

April 09, 2002

Attn: Lisa Chahin

Summerwood Community Association, Inc.  
10235 West Little York, Ste 260  
Houston, TX 77040 USA

RE: SUMMERWOOD COMMUNITY ASSOCIATION, INC.  
File Number: 138424701

-----  
It has been our pleasure to file the articles of amendment for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Statutory Filings Division  
(512) 463-5555

Enclosure