



# The State of Texas

SECRETARY OF STATE

The undersigned, as Secretary of State of the State of Texas, HEREBY CERTIFIES that the attached is a true and correct copy of the following described instruments on file in this Office:

SONORA HOMEOWNERS ASSOCIATION

Articles of Incorporation

April 11, 1980



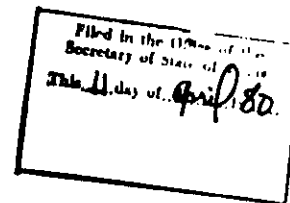
IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

20th day of March, A. D. 19 90

*John S. Bayard Jr.*  
Secretary of State

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ARTICLES OF INCORPORATION  
OF  
SONORA 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 Sonora Homeowners Association, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 2323 West Belt North, Houston, Texas 77024.

ARTICLE III

The street address of the initial registered office of the corporation is 2323 West Belt North, Houston, Texas, and the name of its initial registered agent at such address is Jack L. Baber.

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: Rancho Isabella Section One as shown in the plat filed for record in the Plat Records of Brazoria Co., Texas, Volume 16, Page 45-46, dated June 29, 1979, 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, Brazoria 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 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 members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidation 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 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

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 the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on January 1, 1987.

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>
Jack L. Baber	2323 West Belt North Houston, Texas
George R. Moody	2323 West Belt North Houston, Texas

John S. Moody	1980 So. Post Oak, Suite 2200 Houston, Texas
Colin Campbell	2630 Westridge Houston, Texas
Mickey Thompson	13600 Murphy Rd. Stafford, Texas

At the first annual meeting the members shall elect three directors for a term of one year and two directors for a term of two years, and at each annual meeting thereafter the members shall elect three directors in one year and two 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 by any non-profit 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

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

ARTICLE XI

FHA and VA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XII

The Association is a non-profit corporation.

ARTICLE XIII

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Jack L. Baber	2323 West Belt North Houston, Texas
George R. Moody	2323 West Belt North Houston, Texas



John S. Moody

1980 S. Post Oak Rd., Suite 2200  
Houston, Texas

Jerry Douthit

2323 West Belt North  
Houston, Texas

Charlotte Ragland

1980 S. Post Oak Rd., Suite 2200  
Houston, Texas

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 8<sup>th</sup> day of April, 1980.

  
JACK L. BABER

  
GEORGE R. MOODY

  
JOHN S. MOODY

  
JERRY DOUTHIT

  
CHARLOTTE RAGLAND

THE STATE OF TEXAS §  
                                  §  
COUNTY OF HARRIS §

I, Jerry L. Douthett, a Notary Public, do hereby certify that on this 24 day of April, 1980, personally appeared before me, JACK L. BABER, who being by me first duly sworn, declared that he is the person who signed the foregoing document as an incorporator, and that the statements therein contained are true.

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

(Notarial Seal)

Jerry L. Douthett  
Notary Public in and for  
Harris County, T E X A S  
JERRY L. DOUTHETT  
Notary Public in and for Harris County, Texas  
My Commission Expires May 4, 1981

THE STATE OF TEXAS §  
                                  §  
COUNTY OF HARRIS §

I, Cheri A. Holter, a Notary Public, do hereby certify that on this 24 day of April, 1980, personally appeared before me, GEORGE R. MOODY, who being by me first duly sworn, declared that he is the person who signed the foregoing document as an incorporator, and that the statements therein contained are true.

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

(Notarial Seal)

Cheri A. Holter  
Notary Public in and for  
Harris County, T E X A S  
CHERIA HOLTER  
Notary Public in Harris County, Texas  
My Commission Expires August 3, 1981  
Filed by Alexander Lovett, Lawyers Surety Corp.

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

I, Charlotte A. Radland, a Notary Public, do hereby certify that on this 1st day of April, 1980, personally appeared before me, JOHN S. WOODY, who being by me first duly sworn, declared that he is the person who signed the foregoing document as an incorporator, and that the statements therein contained are true.

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

(Notarial Seal) Charlotte A. Radland  
Notary Public in and for  
Harris County, TEXAS  
CHARLOTTE A. RADLAND  
Notary Public in and for Harris County, Texas  
My Commission Expires September 13, 1981

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

I, Cheri A. Holter, a Notary Public, do hereby certify that on this 1st day of April, 1980, personally appeared before me, JERRY DOUBERT, 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.

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

(Notarial Seal) Cheri A. Holter  
Notary Public in and for  
Harris County, TEXAS

CHERI A. HOLTER  
Notary Public in Harris County, Texas  
Commission Expires August 3, 1981  
- by Lovell, Lawyers Surety Corp.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

I, Sherrie Loerwald, a Notary Public, do hereby certify that on this 24 day of April, 1980, personally appeared before me, CHARLOTTE RAGLAND, 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.

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

(Notarial Seal)

SHERRIE LOERWALD  
Notary Public in and for Harris County, Texas  
My Commission Expires August 12, 1981

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