



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

SOUTHDOWN COMMUNITY ASSOCIATION, INC.
CHARTER NUMBER 592213

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT 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 COPY OF THE ARTICLES OF INCORPORATION.

DATED JAN. 11, 1932



David G. Dean
Secretary of State

ARTICLES OF INCORPORATION
OF
SOUTHDOWN COMMUNITY ASSOCIATION, INC.

Office of the
Secretary of State of Texas

JAN 11 1982

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CLERK I H
Corporation Division

WE, the undersigned natural persons of the age of twenty-one (21) 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 of such corporation:

ARTICLE I

The name of the corporation is SOUTHDOWN COMMUNITY 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 residential lots and Common Area if any, within SOUTHDOWN, a subdivision in Brazoria County, Texas, or any other areas created by the dedication of additional property to the said development (herein called the "Property" or "development") by the Developer, Homecraft Land Development, Inc., its successors or assigns, 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) fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Restrictions, 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 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, if any, 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 nor transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members authorizing the Directors to act in behalf of the members for the purpose of accomplishing such dedication, sale or transfer;

(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, if any, as may be necessary or convenient to provide or assist in utility service to the Property;

(g) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, if any, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members; however, upon submission and approval of the FHA and/or VA of a general plan of the entire development of SOUTHDOWN, and submittal of each stage or section of the development to the FHA and/or VA, the Association will annex such additional stages or sections of SOUTHDOWN, by the Board of Directors of the Association without such approval by two-thirds (2/3) of each class of membership;

(h) 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 7707 South Fannin, Houston, Harris County, Texas, and the name of the initial registered agent at such address is G. Douglas A. Crawley.

ARTICLE VI

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 as to assessment of 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. Memberships shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VII

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
G. Douglas A. Crawley	7707 South Fannin Houston, Texas 77054
Ann Beard	7707 South Fannin Houston, Texas 77054
<u>John T. Bourbonnais</u>	<u>7707 South Fannin</u> <u>Houston, Texas 77054</u>

ARTICLE VIII

The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners with the exception of the Developer, 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 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.

Class B: Class B members shall be the Developer, and shall be entitled to three 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 in Class A membership equal the total votes outstanding in Class B membership, including duly annexed areas, or

(b) On the first day of January, 1990.

ARTICLE IX

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 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>
G. Douglas A. Crawley	7707 South Fannin Houston, Texas 77054
Ann Beard	7707 South Fannin Houston, Texas 77054
<u>John T. Bourbonnais</u>	<u>7707 South Fannin</u> <u>Houston, Texas 77054</u>
<u>Russell L. Bird</u>	<u>7707 South Fannin</u> <u>Houston, Texas 77054</u>
<u>Charles D. Lindsay</u>	<u>7707 South Fannin</u> <u>Houston, Texas 77054</u>