

Notice
28

**PRESIDENT'S CERTIFICATE OF
Glenwood Village Condominium Association, Inc.**

THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the duly elected, qualified, and acting President of Glenwood Village Condominium Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "Declaration and Master Plat. Glenwood Village Condominiums, a Condominium Project", filed for record under County Clerks File No. T520880, Volume 174, Page 16 et seq., of the Condominium Records of Harris County, Texas, and all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned President further being the keeper of the minutes and records of said corporation, does hereby certify that the following are true and correct copies of the following described documents attached hereto:

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- (1). Articles of Incorporation for Glenwood Village Condominium Association, Inc.

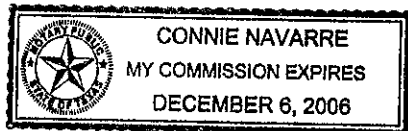
IN WITNESS WHEREOF, the undersigned has hereunto set their hand and at Houston, Texas, the 18 day of MARCH, 2005.

S.W. Hammersmith
S.W. Hammersmith, President of
Glenwood Village Condominium Association, Inc.
a Texas non-profit Corporation

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THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 18th day of March, 2005, by S.W. Hammersmith, President of Glenwood Village Condominium Association, Inc., a Texas non-profit Corporation, on behalf of said corporation.



Connie Navarre
Notary Public in and for the State of Texas

Record and Return to: Glenwood Village Condominium Association, Inc. ✓
c/o Creative Management Company
8323 Southwest Freeway, Suite #330
Houston, TX 77074

FILED FOR RECORD
8:00 AM

JUN 30 2005

Brenda B. Kuyper
County Clerk, Harris County, Texas

UNOFFICIAL COPY



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION.

OF

GLENWOOD VILLAGE CONDOMINIUMS ASSOCIATION, INC.
CHARTER NUMBER 01519896

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE
FOUND TO CONFORM TO LAW.

ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE
THE USE OF A CORPORATE NAME IN THIS STATE IN VIOLATION OF THE RIGHTS OF
ANOTHER UNDER THE FEDERAL TRADEMARK ACT OF 1946, THE TEXAS TRADEMARK LAW,
THE ASSUMED BUSINESS OR PROFESSIONAL NAME ACT OR THE COMMON LAW.

DATED JAN. 21, 1999

EFFECTIVE JAN. 21, 1999




Secretary of State

FILED

ARTICLES OF INCORPORATION

OF

GLENWOOD VILLAGE CONDOMINIUMS ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

JAN 21 1999

Corporations Section

In compliance with the requirements of Texas Non-Profit Corporation Act and the Texas Uniform Condominium Act, the undersigned, 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 **GLENWOOD VILLAGE CONDOMINIUMS ASSOCIATION, INC.**, hereinafter called the "Association".

ARTICLE II

The registered office of the Association is located at 711 W. Bay Area Boulevard, Suite 400, Webster, Texas 77598.

ARTICLE III

JEROME KARAM, whose address is 711 W. Bay Area Boulevard, Suite 400, Webster, Texas 77598, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association is a non-profit corporation, and the specific purposes for which it is formed are to provide for maintenance, preservation and use restriction of the 58 Unit Condominium Complex and Common Area within that certain tract or parcel of property described as:

8100 Leonora, Houston, Harris County, Texas 77061, the legal description of which is attached hereto as exhibit "A" and made a part hereof for all purposes;

(2)

and to promote the health, safety and welfare of the residents within the above-described property 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 and Master Plat, GLENWOOD VILLAGE CONDOMINIUMS, a Condominium Project, hereinafter called the "Declaration", recorded in the Official Records of Real Property 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; and 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 in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Declaration;
- (e) participate in mergers and consolidations with other non profit 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 a majority of

members;

- (f) have and 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 have or exercise;
- (g) have and to exercise any and all powers, rights and privileges under the Texas Uniform Condominium Act that are not inconsistent with the association's governing documents, meaning these articles of incorporation, the Declaration and Master Plat for Glenwood Village Condominiums, and the association's bylaws.

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, 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 Condominium which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting members:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Condominium Unit. When more than one person holds an interest in

any Condominium Unit, all such persons shall be members, but the vote of such Unit shall be exercised as the persons among themselves determine, but in no event shall more than one vote be cast with respect to a Unit.

Class B. Class B members shall be the Declarant and shall be entitled to four (4) votes for each Unit owned. Class B membership shall cease and be converted to Class A membership on January 1, 2002.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association, but in no event may the number of directors decrease to less than three.

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

1. Jerome Karam, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598.
2. Michelle Bullock, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598
3. Leslie Karam, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598

At the first annual meeting the members shall elect one director for a term of one year, and two directors for a term of two years; and at annual meetings thereafter the members shall elect directors for two year terms as needed to restore Board membership to three directors.

**ARTICLE VIII
INCORPORATOR**

The names and addresses of the Incorporators for the Association are:

4. Jerome Karam, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598.
5. Michelle Bullock, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598
6. Leslie Karam, 711 W. Bay Area Boulevard, Suite 400, Webster, Texas, 77598

**ARTICLE IX
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 as such memberships exist at the time of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed as provided in the Texas Nonprofit Corporation Act, as amended.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendments of these Articles shall require the assent of two thirds (2/3rds) of the membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, I, the undersigned constituting the Incorporator of this Association, have executed these Articles of Incorporation this 20th day of ~~December~~ ^{January}, 1999.

Jerome Karam
Jerome Karam, Incorporator

Michelle Bullock
Michelle Bullock, Incorporator

Leslie Karam
Leslie Karam, Incorporator

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, a Notary Public, do hereby certify that on this the 20th day of January, 1999, personally appeared before me, Jerome Karam, Michelle Bullock, and Leslie Karam, who being by me first duly sworn, declared that they are the persons who signed the foregoing document as Incorporators, and that the statements therein contained are true to the best of their knowledge.

Kristi J. Snow
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

KRISTI J. SNOW
Print Name of Notary

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 hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JUN 30 2005



Dorely L. Kayman
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

