

Form 202

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
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Filing Fee: \$25



**Certificate of Formation
Nonprofit Corporation**

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Secretary of State of Texas
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Article 1 - Corporate Name

The filing entity formed is a nonprofit corporation. The name of the entity is :

Marbella Landing Townhomes HOA, Inc.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Jason R Freeman

C. The business address of the registered agent and the registered office address is:

Street Address:

12425 Chimney Rock Road Houston TX 77035

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Management

A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: **Jason R Freeman**

Title: **Director**

Address: **12425 Chimney Rock Road Houston TX, USA 77035**

Director 2: **Herman Torres**

Title: **Director**

Address: **12425 Chimney Rock Road Houston TX, USA 77035**

Director 3: **Julio del Carpio**

Title: **Director**

Address: **12425 Chimney Rock Road Houston TX, USA 77035**

Director 4: **Ryan McGowen**

Title: **Director**

Address: **12425 Chimney Rock Road Houston TX, USA 77035**

Article 4 - Organization Structure

A. The corporation will have members.

or

B. The corporation will not have members.

Article 5 - Purpose

The corporation is organized for the following purpose or purposes:

To operate, manage, and maintain the Marbella Landing townhome community and

Common Area in the City of Houston, Harris County, Texas; to administer and enforce the covenants and restrictions affecting the community; and to collect and disburse the assessments collected from members.

Supplemental Provisions / Information

The general purposes and powers of the corporation are to have and exercise all rights and powers now or hereafter conferred upon nonprofit corporations under the laws of Texas, including the power to contract, rent, buy, or sell personal or real property. However, the corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose set forth above.

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer are set forth below.

Jason R. Freeman 12425 Chimney Rock Road, Houston, TX 77035

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

/s/ Jason R. Freeman

Signature of organizer.

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