

FILED  
In the Office of the  
Secretary of State of Texas

MAR 04 1992  
Incorporations Section

ARTICLES OF INCORPORATION OF  
ENCHANTED OAKS HOMEOWNERS ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, 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 this corporation is ENCHANTED OAKS HOMEOWNERS ASSOCIATION, INC., sometimes hereinafter referred to as the "Corporation" or the "Association".

ARTICLE II

The corporation is a non-profit corporation. No part of the assets or net earnings of this corporation shall inure to the benefit of, or be distributable to its members, directors, trustees or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article IV below. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including publishing or distribution of statements) any political campaign on behalf of any candidate for

public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501 (c) (4) of the Internal Revenue Code or corresponding section of any future federal tax code.

#### ARTICLE III

The period of its duration is perpetual.

#### ARTICLE IV

The purposes for the Corporation is organized are to promote and engage in activities for the health, safety and welfare of the residents and property owners of ENCHANTED OAKS, SECTIONS ONE, TWO, THREE AND FOUR Subdivision, an addition in Harris County, Texas, being a subdivision in Harris County, Texas, consisting of Enchanted Oaks, Section One (1), a subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 135, Page 20 of the Map Records of Harris County, Texas; Enchanted Oaks, Section Two (2), a subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 154, Page 98 of the Map Records of Harris County, Texas; Enchanted Oaks, Section Three (3), a subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 164, Page 1 of the Map Records of Harris County, Texas; and Enchanted Oaks, Section Four (4), a subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 189, Page 1 of the Map Records of Harris County, Texas, including the replatting

of said Section according to the replat thereof recorded in Volume 213, Page 19 of the Map Records of Harris County, Texas, or any other subsequent plats thereof filed of record affecting such subdivision; to provide for the improvement and maintenance of any and all common areas or facilities, if any, for the benefit of the residents; to collect and administer a maintenance fund to carry out these purposes; and to enforce the covenants and restrictions affecting the use of land or property in ENCHANTED OAKS, SECTIONS ONE, TWO, THREE AND FOUR Subdivision. To accomplish these purposes, the Association shall have the authority to:

- (1) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association set forth in the Declaration of Covenants, Restrictions and Reservations of ENCHANTED OAKS, SECTIONS ONE, TWO, THREE AND FOUR, and any Amendments thereof, which appear of record in the Real Property Records of Harris County, Texas;
- (2) fix, levy, collect and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the deed restrictions, and any amendments thereto; and to pay all expenses in connection therewith and all office and other expenses incident to the operation of the Association;
- (3) 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 and/or personal property in connection with the business affairs of the Association;
- (4) borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real property as security for money borrowed or debts incurred;
- (5) dedicate, sell or transfer all or part of the Association's real and property to any public agency, authority or utility for such purposes and subject to such terms and conditions as agreed upon; provided that no such dedication, sale or transfer shall be effective unless an instrument, in recordable form, has been

- signed by two-thirds (2/3) of the members agreeing to such dedication, sale or transfer;
- (6) participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of the Board of Directors; and
  - (7) transact any and all lawful business for which corporations may be incorporated under the Texas Non-Profit Corporation Act and/or have and exercise any and all powers, rights and privileges which corporations incorporated under the Texas Non-Profit Corporation Act may now or hereafter have or exercise.

#### ARTICLE V

The membership shall include every person or entity who is a record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the ENCHANTED OAKS, SECTIONS ONE, TWO, THREE AND FOUR Subdivision, but excluding those having such interest merely as security for the performance of an obligation, and excluding those persons or entities holding only a lien, easement, mineral interest or royalty interest burdening the title thereto. Ownership of such Lots shall be the sole qualification for membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. All members shall be entitled to one vote for each Lot in the Subdivision in which they hold the interest required for membership provided in this Article. When more than one person or entity holds such interest in any Lot, all such persons or entities shall be members. The vote for 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 such Lot.

## ARTICLE VI

The direction and management of the affairs of the corporation and the control and disposition of its properties and funds shall be vested in a Board of Directors, composed of such number of persons as may be fixed by the Bylaws. The Board of Directors shall have the power and authority to adopt the initial Bylaws of the Corporation and to alter and to further amend such Bylaws by a two-thirds (2/3) vote of the Board of Directors. Until changed as per the Bylaws, the number of directors constituting the initial Board of Directors of the Corporation shall be nine (9).

The directors shall continue to serve until their successors are selected in the manner provided in the Bylaws of the Corporation. The names and addresses of the persons who shall serve as initial directors until the first annual meeting of the members, or until their successors shall have been elected and qualified are as follows:

Ed Snavely  
230 Black Forest Drive  
Spring, Texas 77388

Allen Moscon  
19418 Joan Leigh  
Spring, Texas 77388

Mike Ogorchock  
19102 Craigchester  
Spring, Texas 77388

Linda Berger  
210 Black Forest  
Spring, Texas 77388

Melvin J. Arndt  
223 Enchanted River  
Spring, Texas 77388

Art Browning  
19502 Enchanted Oaks  
Spring, Texas 77388

Angelo Mourino  
19423 Enchanted Spring  
Spring, Texas 77388

Texas H. Stevens  
727 Leaflet Lane  
Spring, Texas 77388

Emmett Poindexter  
118 West North Hill Drive  
Spring, Texas 77388

## ARTICLE VII

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed for one or more exempt purposes within the meaning of Section 501 (c) (4) of the Internal Revenue Code, or corresponding section of any future code, or shall be distributed to the federal government, or to a state or local government, for such purpose. Any such assets not so disposed of shall be disposed of by the County Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

## ARTICLE VIII

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

## ARTICLE IX

The street address of its initial registered office of the corporation is Chasewood Park Two, Suite 225, 20405 State Highway 249, Houston, Texas 77070, and the name of its initial registered agent at such address is: Everett E. Hartnett.

## ARTICLE IX

The names and addresses of the Incorporators are:


Texas H. Stevens  
727 Leaflet Lane  
Spring, Texas 77388

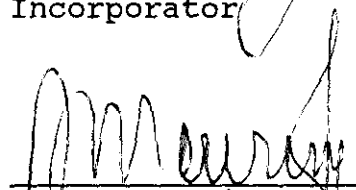
Ed Snavely  
230 Black Forest Drive  
Spring, Texas 77388

Angelo Mourino  
19423 Enchanted Spring  
Spring, Texas 77388

IN WITNESS WHEREOF, for the purpose of forming this Non-Profit Corporation under the laws of the State of Texas, we, the undersigned, constituting the incorporators of this Corporation, have executed these Articles of Incorporation and have hereunto set our hands this 22 day of Feb, 1992.

  
\_\_\_\_\_  
Texas H. Stevens  
Incorporator

  
\_\_\_\_\_  
Ed Snavely  
Incorporator

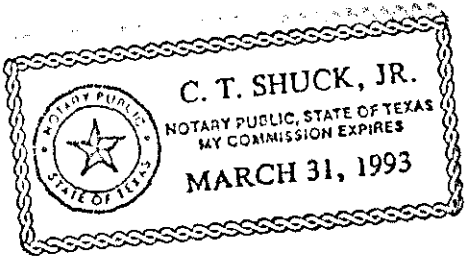
  
\_\_\_\_\_  
Angelo Mourino  
Incorporator

STATE OF TEXAS {

COUNTY OF HARRIS {

BEFORE ME, the undersigned notary public, on this day personally appeared Texas H. Stevens, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she is the person who signed the foregoing document as Incorporator and that the statements therein contained are true and correct.

SWORN AND SUBSCRIBED TO before the undersigned notary and given under my hand and seal of office the 22 day of Feb., 1992.



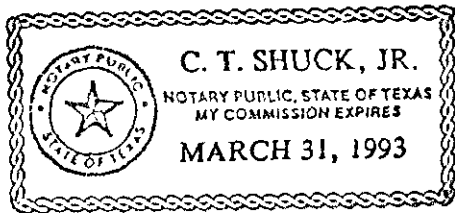
C. T. Shuck, Jr.  
Notary Public, State of Texas  
Printed name of notary:  
C. T. SHUCK, JR.  
My commission expires:  
3-31-93

STATE OF TEXAS {

COUNTY OF HARRIS {

BEFORE ME, the undersigned notary public, on this day personally appeared Ed Snavely, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she is the person who signed the foregoing document as Incorporator and that the statements therein contained are true and correct.

SWORN AND SUBSCRIBED TO before the undersigned notary and given under my hand and seal of office the 22 day of Feb., 1992.



C. T. Shuck, Jr.  
Notary Public, State of Texas  
Printed name of notary:  
C. T. SHUCK, JR.  
My commission expires:  
3-31-93

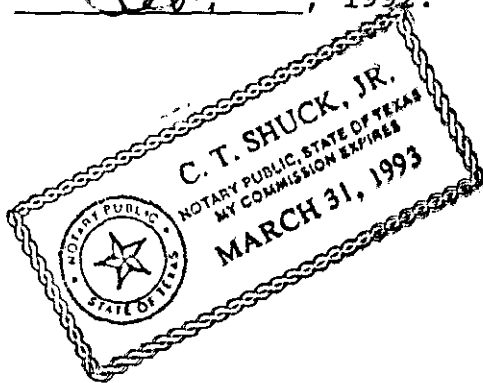


STATE OF TEXAS (

COUNTY OF HARRIS (

BEFORE ME, the undersigned notary public, on this day personally appeared **Angelo Mourino**, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that she is the person who signed the foregoing document as Incorporator and that the statements therein contained are true and correct.

SWORN AND SUBSCRIBED TO before the undersigned notary and given under my hand and seal of office the 22 day of Feb, 1992.



C. T. Shuck, Jr.  
Notary Public, State of Texas  
Printed name of notary:  
C. T. SHUCK, JR.  
My commission expires: 3-31-93