

712 July 15
h. Salzman

ARTICLES OF INCORPORATION
OF
SAGEGLEN COMMUNITY ASSOCIATION

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 Sageglen Community Association, hereafter called the "Association".

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the corporation is organized are: to provide for maintenance, preservation and architectural control of the residential lots within Sageglen, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 216, Page 43, Map Records of Harris County, Texas, or any other area created by the dedication of additional property to the subdivision by the developer 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 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 Deed Records 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, 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 (2/3rds) of each class of members 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) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3rds) of each class of members; provided, however, additional residential property may be annexed by Declarant without the consent of members provided that the F. H. A. or the V. A. determine that the annexation is in accord with the general plan heretofore approved by them;
- (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 may now or hereafter have to exercise.

ARTICLE V

The street address of the initial registered office of the corporation is 2028 Buffalo Terrace, Houston, Texas and the name of its initial registered agent at such address is Billy Burge.

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>
Billy Burge	2028 Buffalo Terrace Houston, Texas
Eddie Burge	2028 Buffalo Terrace Houston, Texas
David Hannah, III	2028 Buffalo Terrace Houston, Texas

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 Declarant, and shall be entitled to one (1) 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 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 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 in Class A membership equal the total votes outstanding in Class B membership, including duly annexed areas, or
- (b) on the 1st day of January, 1985.

7/11/11

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 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>
Arthur Coburn, II <i>VP</i>	2028 Buffalo Terrace Houston, Texas
Billy Burge	2028 Buffalo Terrace Houston, Texas
Eddie Burge <i>sec. Treas</i>	2028 Buffalo Terrace Houston, Texas
Jerry Griffith	2028 Buffalo Terrace Houston, Texas
David Hannah, III	2028 Buffalo Terrace Houston, Texas

At the first annual meeting the members shall elect one (1) director for a term of one (1) year, two (2) directors for a term of two (2) years, and two (2) directors for a term of three (3) years and at each annual meeting thereafter the members shall elect one (1) director for a term of three (3) years, as needed.

1-1	1-1	4/1/77	4/1/76 - 4/1/77	4/1/77 - 4/1/83
2-2	2-2	4/1/77	4/1/76 - 4/1/78	4/1/76 - 4/1/81
3-3	3-3	4/1/79	4/1/78 - 4/1/80	4/1/79 - 4/1/88

ARTICLE X

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) 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 the Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be voted to such similar purposes.

ARTICLE XI

Amendment of these articles shall require the assent of two-thirds (2/3rds) of the entire membership.

ARTICLE VII

Cumulative voting is expressly denied.

*Barbara Wheeler
Bookkeeper*

ARTICLE VIII

As long as there is a Class B membership, the following action will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers, and consolidations, and the dissolution and amendment of these articles.

IN WITNESS HEREOF, we have hereunto set our hands, this 3rd day of July, 1975.

Billy Burge
Billy Burge

Eddie Burge
Eddie Burge

David Hannah, III
David Hannah, III

THE STATE OF TEXAS I
COUNTY OF HARRIS I

I, Mrs Janet S Braum, a Notary Public, do hereby certify on this 3rd day of July, 1975 personally appeared before me, Billy Burge, Eddie Burge, and David Hannah, III who each being by me first duly sworn severally declared that they are the persons who signed the foregoing documents as incorporators, and that the statements therein contained are true.

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

Mrs Janet S Braum
Notary Public in and for Harris
County, Texas

WITNESSED AND SEALED