



*The State of Texas*  
*Secretary of State*

CERTIFICATE OF INCORPORATION  
OF

WILLOW PARK GREENS HOMEOWNERS ASSOCIATION  
CHARTER NUMBER 01624446

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 APR. 13, 2001

EFFECTIVE APR. 13, 2001



*Henry Cuellar*  
Henry Cuellar, Secretary of State

ARTICLES OF INCORPORATION

OF

Corporations Section

WILLOW PARK GREENS HOMEOWNERS ASSOCIATION

(the "Corporation")

I, the undersigned natural person over the age of eighteen (18) years, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act (the "Act"), do hereby adopt the following Articles of Incorporation for such Corporation:

**ARTICLE I.**

**Name**

The name of the Corporation is **WILLOW PARK GREENS HOMEOWNERS ASSOCIATION**.

**ARTICLE II.**

**Non-Profit Corporation**

The Corporation is a non-profit corporation.

**ARTICLE III.**

**Duration**

The period of its duration is perpetual.

**ARTICLE IV.**

**Purposes**

The purposes for which the Corporation are organized are the civic and social betterment of the residents and property owners of Willow Park Greens, which purposes are as follows:

A. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration of Covenants, Conditions and Restrictions Willow Park Greens (the "Restrictions");

B. To affix, levy and collect all charges or assessments pursuant to the terms of the Restrictions and to enforce payment thereof by any lawful means; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

C. To acquire by gift or purchase, or to 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 Corporation subject to the limitations of the Restrictions;

D. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred subject to the limitations of the Restrictions;

E. To provide general sanitation and cleanliness of the common areas;

F. To provide control of insects, rodents and animals in the common areas;

G. To provide maintenance and upkeep of common areas and other facilities as provided in the Restrictions;

H. Except as set forth in Article VI hereof, to provide any activity necessary for the mutual benefit of the property owners, and to have and to exercise any and all powers, rights, privileges which a corporation organized under the Non-Profit Corporation laws of the State of Texas by law may now or hereafter exercise.

#### **ARTICLE V.**

##### **Members**

The Corporation shall have members as set forth and in accordance with its By-Laws.

#### **ARTICLE VI.**

##### **Restrictions**

No part of the income or principal of the funds or property of the Corporation shall ever inure to the benefit of any shareholder, member, director or officer of the Corporation, or to any other individual, except that reasonable compensation may be paid for services rendered to or for the Corporation in connection with effectuating one or more of its purposes. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any activities not permitted to be carried on by a Corporation exempt from federal income tax under section 501(c)(4) or Section 528, as applicable, of the Internal Revenue Code of 1986, as amended (or the corresponding provisions of any subsequent United States Internal Revenue Law).

#### **ARTICLE VII.**

##### **Initial Registered Office and Agent**

The street address of the initial registered office of the Corporation is 1980 Post Oak Boulevard, Suite 700, Houston, Texas, 77056. The name of the initial registered agent at this office is George W. Bamberg, Jr.

**ARTICLE VIII.**  
**Board of Directors**

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 By-Laws. However, in no event shall the Board of Directors be composed of less than three (3) or more than seven (7) members. Until changed by the By-Laws, the original number of directors shall be three (3). The names and addresses of the persons who shall serve as initial directors of the Corporation until their successors are duly elected and qualified are as follows:

Name	Address
MARK C. POWELL <i>✓ Pres</i>	2028 Buffalo Terrace - <i>new address</i> Houston, Texas, 77019
J. DICKSON ROGERS <i>Pres</i>	2028 Buffalo Terrace - <i>new address</i> Houston, Texas, 77019
GEORGE W. BAMBERG, JR. <i>sec/tres</i>	1980 Post Oak Blvd., Suite 700 Houston, Texas 77056

**ARTICLE IX.**  
**Limitation on Liability of Directors**

To the fullest extent that the Act, as it exists on the date hereof or as hereafter amended, permits the limitation or elimination of the liability of directors, no director shall be liable to the Corporation or its members for monetary damages for an act or omission in the director's capacity as director.

**ARTICLE X.**  
**Indemnity**

The Corporation shall indemnify any Person (as defined in the Restrictions) who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such Person is or was a director, officer, committee member, employee, servant or agent of the Corporation or the Board of Directors, against all claims and expenses including attorneys' fees reasonably incurred by such Person in connection with such action, suit or proceeding, if it is found and determined by the Board of Directors or a Court that such Person (a) acted in good faith and in a manner such Person reasonably believed to be in, or not opposed to, the best interests of the Corporation, or (b) with respect to any criminal action or proceeding, had no reasonable cause to believe such Person's conduct was unlawful. The termination of any action, suit or proceeding by settlement, or upon a plea of *nolo contendere* or its equivalent, shall not of itself create a presumption that such Person did not act in good faith or in a manner which such Person reasonably

