

**ARTICLES OF INCORPORATION  
PURSUANT TO THE TEXAS NON-PROFIT CORPORATION ACT  
OF  
UNIVERSITY PARK PATIO HOMES HOMEOWNERS' ASSOCIATION, INC.**

**FILED**  
In the Office of the  
Secretary of State of Texas

**DEC 28 1998**

**Corporations Section**

In compliance with the requirements of Texas Non-Profit Corporation 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:

**Corporate Name**

1. The name of the corporation is University Park Patio Homes Homeowners' Association, Inc., referred to as the "Association."

**Legal Status**

2. The Association is a nonprofit corporation organized pursuant to the Texas Non-Profit Corporation Act.

**Duration**

3. The period of duration of the Association is perpetual.

**Purposes**

4. The purposes for which the Association is formed are:

(a) Specifically and primarily to provide an organization to provide for the management, maintenance, preservation, and architectural control of University Park Patio Homes a Harris County subdivision according to the map or plat thereof recorded under County Clerk's File No. P-924235 and Film Code N. 366161 of the Map Records of Harris County, Texas and all usual and necessary accessories thereto.

(b) Generally:

(1) To promote the health, safety, and welfare of the

Owners at University Park Patio Homes.

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Restated Declaration of Covenants, Conditions and Restrictions for University Park Patio Homes and the By-Laws of University Park Patio Homes Homeowners' Association, Inc.

(3) To fix, levy, collect, and enforce payment of any charges or assessments as set forth in the Declaration and to pay all expenses in connection with such charges or assessments, all office expenses, and all other expenses incidental 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.

(4) To acquire (by purchase or otherwise), own, hold, improve, build on, 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.

(5) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred.

(6) To have and to exercise any and all powers, rights, and privileges that a corporation organized under the

Texas Non-Profit Corporation Act by law may now or at a later time have or exercise.

(7) To act in the capacity of principal, agent, joint venturer, partner, or otherwise.

(c) Notwithstanding any of the above statements of purposes, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

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

5. The street address of the registered office is 12390 Hwy 249, Houston, Texas 77086 and the name of the registered agent is Jorge Casimiro at that same address.

#### **Board of Directors**

6. The affairs of the Association shall be managed by a Board of Directors. The number of Directors constituting the Board is three. The number of Directors may be changed by amendment of the Bylaws of the Association.

The names and addresses of the initial directors are as follows:

George Kawaja	12390 Hwy 249, Houston, Texas 77086
Sonia Casimiro	12390 Hwy 249, Houston, Texas 77086
Thomas Thibodeau	12390 Hwy 249, Houston, Texas 77086

#### **Incorporators**

George Kawaja	12390 Hwy 249, Houston, Texas 77086
Sonia Casimiro	12390 Hwy 249, Houston, Texas 77086
Thomas Thibodeau	12390 Hwy 249, Houston, Texas 77086

Dated: 9/21/98

*George Kawaja*  
George Kawaja

*[Signature]*  
Sonia Casimiro

*[Signature]*  
Thomas Thibodeau

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

I, a Notary Public, do hereby certify that on this the 21 day of September, 1998, personally appeared before me, GEORGE KAWAJA, SONIA CASIMIRO AND THOMAS THIBODEAU who being by me first duly sworn, declared that they are the person who signed the foregoing document as incorporators, and that the statements therein contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of September, 1998.

*Celeste Y. Carr*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

