



The State of Texas  
Secretary of State

CERTIFICATE OF FILING  
OF  
ARTICLES OF INCORPORATION  
FOR  
SEVENTY-SIX FIFTY-FIVE SOUTH BRAESWOOD HOMEOWNERS ASSOCIATION, +  
CHARTER NO. 342546

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT DUPLICATE ORIGINALS OF THE ATTACHED FOR THE  
ABOVE, DULY SIGNED AND VERIFIED, HAVE BEEN RECEIVED IN THIS OFFICE  
AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY  
VIRTUE OF THE AUTHORITY VESTED IN HIM BY LAW, HEREBY ISSUES THIS  
CERTIFICATE AND ATTACHES HERETO THE DUPLICATE ORIGINAL.

DATED MAY 10, 1974

  
*Mark W. White Jr.*  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
SEVENTY-SIX FIFTY-FIVE SOUTH BRAESWOOD  
HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Article 1396, Texas Revised Civil Statutes, the undersigned, all of whom are residents of the State of Texas and all of whom are natural persons of the age of twenty-one (21) years or more, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is SEVENTY-SIX FIFTY-FIVE SOUTH BRAESWOOD HOMEOWNERS ASSOCIATION, INC., hereafter called "Association"

ARTICLE II

The initial registered office and principal office of the Association is located at 4635 Southwest Freeway, Houston, Texas 77027.

ARTICLE III

R. Alan Rudy, whose address is 4635 Southwest Freeway, Houston, Texas 77027, is hereby appointed the initial registered agent of this Association.

ARTICLE IV.

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common

Area within that certain tract of property described as:

That certain 2.7170 acres in the J. R. Black Survey, Abstract 134, in Houston, Harris County, Texas, as per plat recorded on April 2, 1973, in the office of the County Clerk of Harris County, Texas, under Clerk's File No. D-840163, and denominated therein as "Seventy Six Fifty Five Braeswood Section One (P.U.D.)" instead of "Seventy-Six Fifty-Five South Braeswood Section One (P.U.D.)", containing seventeen (17) lots known as Section I,

and that adjoining certain 5.0740 acres in the J. R. Black Survey, Abstract 134, in Houston, Harris County, Texas to be hereafter platted into Forty-eight (48) lots as "Seventy-Six Fifty-Five South Braeswood Section Two (P.U.D.)"

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;

(a) Exercise all of 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 Map of 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 (2/3) vote of the combined two classes of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the combined two classes of members, agreeing to such dedication; sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the combined two classes of members; and any such annexation shall be in accordance with the provisions of the Declaration.

(g) 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 or exercise.

#### ARTICLE V

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 to assessment by 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. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

#### ARTICLE VI.

##### VOTING RIGHTS

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 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. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to five(5) votes for each Lot owned. The Class B membership shall cease when the Declarant no longer owns any Lots.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three(3) 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 Directors until the selection of their successors are:

R. Alan Rudy	4635 Southwest Freeway, Houston, Texas 77027
Louis Freedman	4635 Southwest Freeway, Houston, Texas 77027
J. J. Harvey III	4635 Southwest Freeway, Houston, Texas 77027

At the first annual meeting the members shall elect three Directors

for a term of four years. Beginning with the fifth annual meeting, the members shall elect one director for a term of three years, one director for a term of two years and one director for a term of one year; and at each annual meeting thereafter the members shall elect one director for a term of three years.

#### ARTICLE VIII

#### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the combined two classes 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 this Association was created. In the event that 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 devoted to such similar purposes.

#### ARTICLE IX

#### DURATION

The corporation shall exist perpetually.

#### ARTICLE X

This is a non-profit corporation.

#### ARTICLE XI

The names and addresses of the Incorporators are:

R. Alan Rudy	4635 Southwest Freeway, Houston, Texas 77027
Louis Freedman	4635 Southwest Freeway, Houston, Texas 77027
J. J. Harvey III	4635 Southwest Freeway, Houston, Texas 77027

ARTICLE X  
AMENDMENTS

'Amendment of these Articles shall require the assent of 80 percent (80%) of the combined two classes of members.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 25<sup>TH</sup> day of March, 1974.

R. Alan Rudy  
Louis Freedman  
Jerry McGinty III

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

I, Lera M. Craven, a Notary Public, do hereby certify that on this the 25th day of March, 1974, personally appeared before me R. ALAN RUDY, LOUIS FREEDMAN and JERRY MCGINTY, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as Directors, and that the statements therein contained are true.

Lera M. Craven  
NOTARY PUBLIC IN AND FOR HARRIS  
COUNTY, TEXAS