notice
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CERTIFICATION

06/10/05 Y529696 100820911 $26.00

STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

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(1) I am an Agent of the April Village Community Association, Inc., a Texas non-profit corporation, hereinafter the "Association";

(2) the Articles of Incorporation of April Village Community Association, Inc. are attached hereto as Exhibit "B" and apply to the operation and utilization of property within April Village, Section One (1), and Lakeside Place, Section Seven (7), subdivisions in Harris County, Texas;

See

(3) the said Articles of Incorporation of April Village Community Association, Inc., represent a true and correct copy of the said original document; and

(4) a description of the property affected by the said Articles of Incorporation of April Village Community Association, Inc., is attached hereto as Exhibit "A".

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 17th day of March 2005.

Russel T. Holt, Agent

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Russel T. Holt, Agent for the April Village Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are turn and correct.

Given under my hand and seal of office this the 17th day of March 2005.

NOTARY PUBLIC, STATE OF TEXAS

JAMES MATTHEW CAREY
MY COMMISSION EXPIRES
January 31, 2008

After recording return to:
Holt & Young, P.C.
6363 Woodway, # 800
Houston, Texas 77057

UNOFFICIAL COPY

RP 085-72-2521

FILED FOR RECORD
8:00 AM

JUN 10 2005

County Clerk, Harris County, Texas

EXHIBIT "A"

PROPERTY DESCRIPTION

1. April Village, Section One (1), a subdivision in Harris County, Texas, according to map or plat thereof recorded in Volume 250, Page 8, of the Map Records of Harris County, Texas; and

2. Lakeside Place, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 249, Page 66, of the Map Records of Harris County, Texas.

UNOFFICIAL COPY

RP 086-77-2512

FILED
In the Office of the
Secretary of State of Texas

JUN 29 1977

Mark L. Fox
Deputy Director, Corporation Division

ARTICLES OF INCORPORATION
OF THE
APRIL VILLAGE COMMUNITY ASSOCIATION, INC.

§ § § § § § § § § §

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 APRIL VILLAGE COMMUNITY ASSOCIATION, INC., 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 community known as April Village, Section I, a subdivision in Harris County, Texas, and any other areas 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 as set forth in those restrictions applicable to the above described property and recorded in Harris County Deed Records;

Exhibit "B"

RP 086-77-2513
Copy

(b) fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Restrictions, 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 the public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, 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) dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority or utility company;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Act 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 1929 Allen Parkway, Houston, Texas, and the name of the initial registered agent at such address is Jack Rowlett.

ARTICLE VI

The name and street address of each incorporator is:

Jack Rowlett	1929 Allen Parkway Houston, Texas 77019
Bennis Butler	1929 Allen Parkway Houston, Texas 77019
Steve Gilmore	1929 Allen Parkway Houston, Texas 77019

RP 086-77-2514

ARTICLE VII

The affairs of this Association shall be managed by a board of three (3) directors. The number of directors may be changed by amendment of the by-laws of the Association, but in no event shall the Board of Directors number less than three (3). The names and addresses of the persons who are to act in the capacity of initial directors are:

Jack Rowlett	1929 Allen Parkway Houston, Texas 77019
Bennis Butler	1929 Allen Parkway Houston, Texas 77019
Steve Gilmore	1929 Allen Parkway Houston, Texas 77019

The Directors shall continue to serve until their successors are selected and qualified in the manner provided in the By-laws of the Corporation.

ARTICLE VIII

No part of the revenues of this corporation shall ever inure, directly or indirectly, to the benefit of any private person or entity, and no director, officer of any other persons, at any time, either upon dissolution of this Corporation or in any other event, shall be considered the owner of or entitled to any extent, to any of the assets, funds, properties or profits of this Corporation, all of which shall be used exclusively for the purposes for which this Corporation is formed.

ARTICLE IX

All of the property of this Corporation shall be held and administered to effectuate its purposes. In the event of liquidation, dissolution or winding up of this Corporation, whether voluntary or involuntary, all assets not otherwise required to be distributed or applied pursuant to the Texas Non-Profit Corporation Act shall be dedicated to the public or conveyed to Harris County, Texas, in trust for the public

KP 095-77-2515

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ARTICLE X

The Corporation shall have two classes of membership:

Class A. Class A members shall be all owners with the exception of Lakeside Venture, a joint venture composed of First General Realty Corporation and Joventec Corporation, both Texas corporations, and each shall be entitled to one vote for each lot in April Village subdivision (or other duly annexed areas) owned. When more than one person holds an interest in any lot, all of such persons shall be members. The vote of 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 Lakeside Venture or its successors or assigns, if such successors or assigns should acquire more than one developed lot from Lakeside Venture for the purpose of constructing single family residential dwellings thereon, and shall be entitled to four 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, which ever 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 first day of January, 19 83.

ARTICLE XI

Additional properties may, from time to time, be annexed to and included in the jurisdiction of the Corporation, and the owners of such properties entitled to all rights and privileges and responsible for all duties and obligations of properties within and members of the Corporation at the time of such annexation.

Such annexation shall not require the assent of the members of the Corporation and may be completed by resolution of the Board of Directors of the Corporation.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 16TH day of June, 1977.

JACK ROWLETT

BENNIE BUTLER

[illegible]

DOCUMENT COPY

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I, Karen Barber, a Notary Public do hereby certify that on this 16th day of June, 1977, personally appeared before me JACK ROWLETT, BENNIS BUTLER, and STEVE GILMORE, who being by me first duly sworn severally declared to me that they are the persons who signed the foregoing documents as incorporators of APRIL VILLAGE COMMUNITY ASSOCIATION, INC, and that the statements therein contained are true and correct.

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

Notary Public in and for
Harris County, Texas

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts additions and changes were present at the time the instrument was filed and recorded.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JUN 10 2005

COUNTY CLERK
HARRIS COUNTY, TEXAS

EP 085-77-2517