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**INSTRUMENT TO RECORD DEDICATORY INSTRUMENTS**

This Instrument is being recorded by Ormond Place Civic Club, Inc., a Texas non-profit corporation (the "Association"), pursuant to Section 202.006 of the Texas Property Code.

Section 202.006 of the Texas Property Code requires a property owners' association to record each dedicatory instrument in the real property records of the County in which the property to which the dedicatory instrument relates is located, if such instrument has not previously been recorded; and

In addition to the dedicatory instruments currently of record, the Association is subject to the following additional dedicatory instruments which have not been previously recorded, to-wit:

1. Articles of Incorporation of the Association; and
2. Bylaws of the Association.

Pursuant to Section 202.006 of the Texas Property Code, the Association does hereby record such additional dedicatory instruments, a copy of each of which is attached hereto. The dedicatory instruments attached hereto are subject to amendment pursuant to the amendatory procedures applicable thereto.

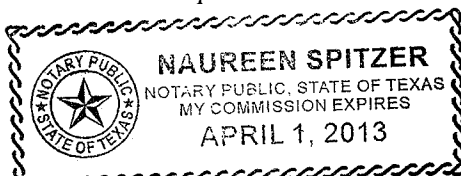
EXECUTED as of the 17<sup>th</sup> day of November, 2011.

ORMOND PLACE CIVIC CLUB

By Robert P. Wright  
Robert P. Wright, Treasurer

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17<sup>th</sup> day of November, 2011, by Robert P. Wright, Treasurer of Ormond Place Civic Club, a Texas non-profit corporation, for and on behalf of said corporation.



Naureen Spitzer  
Notary Public in and for  
the State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Robert P. Wright  
Baker Botts L.L.P.  
910 Louisiana Street  
Houston, Texas 77002-4995

MAY 22 1979

ARTICLES OF INCORPORATION  
OF  
ORMOND PLACE CIVIC CLUB, INC. *Patrick Brice*  
Attorney, Corporation Division

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 for such corporation:

ARTICLE ONE

The name of the corporation is ORMOND PLACE CIVIC CLUB, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The corporation shall not be for pecuniary gain to its members, shall pay no dividends or other pecuniary remuneration, directly or indirectly, to its members as such, and shall have no capital stock. No part of its net earnings shall inure to the benefit of its members or any private individual, other than by acquiring, constructing, or providing management, maintenance, and care of "association property" (defined in part (ii) of the next succeeding

sentence hereto), and other than by a rebate of excess membership dues, fees, or assessments. The purposes for which the corporation is formed and is to be operated are (i) to devote itself to civic betterments and social improvement of the lands and improvements contained within Ormond Place, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in the Map Records of Harris County, Texas (hereinafter called "Ormond Place") (ii) to acquire, construct, manage, maintain, and care for "association property", as such term is defined in paragraph (4) of subsection (c) of Section 528 of the Internal Revenue Code of 1954, as amended, (iii) to be a "homeowners association", as such term is defined in paragraph (1) of subsection (c) of Section 528 of the Internal Revenue Code of 1954, as amended, and to provide for garbage pickup, mosquito control, security protection and other services in Ormond Place which the members of the corporation deem necessary, (iv) to constitute a "residential real estate management association", as defined in paragraph (3) of subsection (e) of said Section 528 of the Internal Revenue Code of 1954, as amended, and to engage in "residential real estate management", with such term having the same meaning herein as it has in Section 4 of Article 7150 1 of the Revised Civil Statutes of the State of Texas, and (v) to engage in any other activity permitted by law which may be

useful or helpful in accomplishing any of the foregoing.  
The corporation shall not participate directly or indirectly in political campaigns on behalf of or in opposition to any candidate for public office.

#### ARTICLE FIVE

The street address of the initial registered office of the corporation is 1821 South Boulevard, Houston, Texas 77006, and the name of its initial registered agent at such address is L. S. Carsey.

#### ARTICLE SIX

The direction and management of the affairs of the corporation shall be vested in a board of directors composed of such number of persons (not less than five, nor more than ten) as may be fixed by the by-laws. Until changed by the by-laws, the original number of directors shall be five. Directors shall continue to serve until their successors are selected in the manner provided in the by-laws of the corporation. The names and residences of the persons who shall serve as directors of the corporation until their successors are duly elected and qualified are as follows:

<u>NAME</u>	<u>ADDRESSES</u>
L. S. Carsey	1821 South Boulevard Houston, Texas 77098
Joseph S. Horrigan	1745 North Boulevard Houston, Texas 77098

Harry E. Lindsey

1744 Milford  
Houston, Texas 77098

Elsie Audes

1812 Bissonnet  
Houston, Texas 77005

Gordon Trent

1823 Banks  
Houston, Texas 77098

#### ARTICLE SEVEN

The corporation shall have members. The membership of the corporation shall be composed solely of the legal, fee title owners of the several "Lots", "Building Sites" and "Townhouse Lots" (as such respective terms are defined below), in Ormond Place. As used herein, the term "Lot" shall refer to and mean any of the lots of land designated with an Arabic number on the map or plat of Ormond Place recorded in Volume 6, Page 43, of the Map Records of Harris County, Texas. As used herein, the term "Building Site" shall refer and mean contiguous parts of two or more Lots abutting the same street (provided that the street is South Boulevard, North Boulevard, Bartsch (now known as Milford) Avenue, or Banks Avenue) in the same block of Ormond Place; provided, always, that the aggregate distance of the boundary line of a Building Site shall never be less than the distance of the boundary line of that Lot in such block which has the shortest boundary line abutting such street. As used herein, the term "Townhouse Lot" shall

refer to and mean any Lot which has a boundary line that abuts Bissonnet Avenue; also, any portion of Lots Ten (10) and Eleven (11), both in Block Ten (10), of Ormond Place and also any portion of any such Lot which has a boundary line that abuts Bissonnet Avenue (regardless of whether the portion thereof has a boundary line that abuts said Bissonnet Avenue), provided, that in each case such portion has been platted, the plat thereof is approved by the requisite subdivision control authorities (including, without limitation, the City of Houston Planning Commission, or its successors) having jurisdiction and such approved plat is recorded in the Real Property Records of Harris County, Texas. As used herein, the term "legal, fee title owners" shall refer to and mean those persons, firms, corporations, or other entities, who or which shall own, as shown in the Official Public Records of Real Property of Harris County, Texas, from time to time, the several Lots, Building Sites and Townhouse Lots contained within Ormond Place.

Membership in the corporation shall be inseparably appurtenant to the legal, fee title to the Lots, Building Sites and Townhouse Lots in Ormond Place, and upon the transfer of the legal, fee title to a Lot, Building Site or Townhouse Lot, the membership appurtenant thereto shall be deemed to be transferred to the grantee of such Lot, Building

Site or Townhouse Lot upon recordation of the deed or other conveyance thereof in the Official Public Records of Real Property of Harris County, Texas. No membership in this corporation may be conveyed or transferred in any other manner whatsoever. When the legal, fee title to a Lot, Building Site or Townhouse Lot in Ormond Place is owned by more than one person, firm, corporation, or other entity, the membership in the corporation appurtenant to such Lot, Building Site and Townhouse Lot shall be owned in the same manner and to the same extent as the Lot, Building Site or Townhouse Lot, with all the owners of such Lot, Building Site or Townhouse Lot being collectively the member in the corporation.

#### ARTICLE EIGHT

The voting rights of the members of the corporation are as follows:

Each Lot, Building Site, and Townhouse Lot in Ormond Place shall entitle the legal, fee title owners of such Lot, Building Site or Townhouse Lot, collectively, to one (1) vote. Such voting rights shall exist in the election of directors of the corporation and in the conduct of such other affairs of this corporation as require a vote of the membership.

ARTICLE NINE

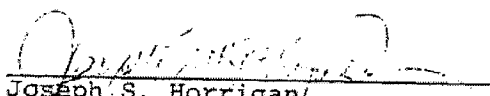
The initial by-laws of the corporation shall be adopted by its board of directors. The power to alter, amend or repeal the by-laws or to adopt new by-laws shall be vested in the board of directors until such power shall be delegated to the members by the board of directors.

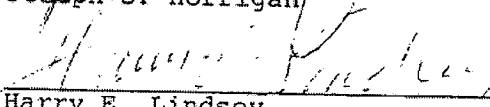
ARTICLE TEN

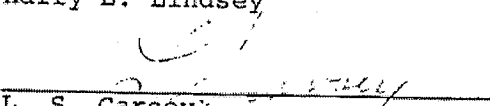
The name and address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Joseph S. Horrigan	1745 North Boulevard Houston, Texas 77098
Harry E. Lindsey	1744 Milford Houston, Texas 77098
L. S. Carsey	1821 South Boulevard Houston, Texas 77098

IN WITNESS WHEREOF, we have hereunto set our hands this 22 day of April, 1979.

  
\_\_\_\_\_  
Joseph S. Horrigan

  
\_\_\_\_\_  
Harry E. Lindsey

  
\_\_\_\_\_  
L. S. Carsey



THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

I, Donna Lou Hood, a Notary Public, do hereby certify that on this 14 day of March, 1979, personally appeared before me, JOSEPH S. HERRIGAN, a resident of Harris County, Texas, who, being by me first duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein are true.

Donna Lou Hood  
Notary Public in and for  
Harris County, T e x a s  
My Commission Expires: 5/20/79


THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

I, VIVIAN TURNER, a Notary Public, do hereby certify that on this 16 day of May, 1979, personally appeared before me, HARRY E. LINDSEY, a resident of Harris County, Texas, who being by me first duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein are true.

Vivian Turner  
Notary Public in and for  
Harris County, T e x a s  
My Commission Expires: 4/30/81

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

I, Nancy M. Wallace, a  
Notary Public, do hereby certify that on this 13th day of  
March, 1979, personally appeared  
before me, L. S. CARSEY, a resident of Harris County, Texas,  
who being by me first duly sworn, declared that he is one of  
the persons who signed the foregoing document as an incor-  
porator and that the statements therein are true.

  
\_\_\_\_\_  
Notary Public in and for  
Harris County, T e x a s  
My Commission Expires: May 31, 1979

BYLAWS OF ORMOND PLACE CIVIC CLUB, INC.,  
A NONPROFIT CORPORATION

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ARTICLE 1

OFFICES

Principal Office

1.01. The principal office of the corporation in the State of Texas shall be located in the City of Houston, County of Harris.

Registered Office and Registered Agent

1.02. The corporation shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office of the corporation in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE 2

MEMBERS

Classes of Members

2.01. The corporation shall have one class of members. The designation of such class and the qualifications and rights of the members of such class shall be as follows:

A member shall be an owner of record title to a "Lot", "Building Site" or Townhouse Lot" (as such respective terms are defined in Article Seven of the Articles of Incorporation of Ormond Place Civic Club, Inc.) in Ormond Place, a subdivision located in Houston, Texas

as filed in the Official Public Records of Real Property of Harris County under Vol. 6 at Page 43 of the Map Records thereof, which "Lot", "Building Site" or "Townhouse Lot" is restricted pursuant to those certain restrictions (the "Restrictions") filed of record in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. 122-92-1276 (each of which, whether a "Lot", "Building Site" or "Townhouse Lot"; is hereinafter called a "Lot").

#### Election of Members

2.02. Membership shall be transferred automatically with the transfer of ownership of record of each Lot.

#### Voting Rights

2.03. Each Lot shall be entitled to one vote on each matter submitted to a vote of the members. If a Lot is owned by one or more owners, such owners may vote the Lot's vote fractionally in accordance with their respective interests provided that the holders of remainders or reversionary interests shall not be entitled to vote any fractional interest, or be considered for purposes of calculating such fractional interest.

#### Termination of Membership

2.04. The Board of Directors, by affirmative vote of two-thirds of all of the members of the Board, may suspend or expel a member for cause after an appropriate hearing and may, by a majority vote of those present at any regularly constituted meeting, terminate the membership of any member or suspend or expel any member, or suspend the voting rights of such member, who shall be in default in the payment of dues for the period fixed in Article 11 of these bylaws. Any such action shall not affect the annual maintenance charge payable under the restrictions.

#### Resignation

2.05 Any member may resign by filing a written resignation with the Secretary, but such resignation shall not relieve the member so resigning of the obligation to pay any dues, assessments, or other charges which may accrue or have accrued pursuant to the Restrictions.

### Reinstatement

2.06. Upon written request signed by a former member and filed with the Secretary, the Board of Directors may, by the affirmative vote of two-thirds of the members of the Board, reinstate such former member to membership on such terms as the Board of Directors may deem appropriate.

### Transfer of Membership

2.07. Membership in this corporation is not transferable or assignable, except set forth in Section 2.02 above.

## ARTICLE 3

### MEETINGS OF MEMBERS

#### Annual Meeting

3.01. An annual meeting of the members shall be held on the first Thursday after Labor Day in each year, beginning with the year 1979, at the hour of 7:30 o'clock, P.M., for the purpose of electing Directors and for the transaction of other business as may come before the meeting. If the election of Directors shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the members as soon thereafter as possible.

#### Special Meeting

3.02. Special meetings of the members may be called by the President, the Board of Directors, or the members having not less than one-tenth of the outstanding voting rights.

#### Place of Meeting

3.03. The Board of Directors may designate any place in the City of Houston as the place of meeting for any annual meeting or for any special meeting called by the Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the corporation in the State of Texas; but if all of the members shall meet at any time and place, either within or without the State, and consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting, any corporate action may be taken.

### Notice of Meetings

3.04. Written or printed notice stating the place, day, and hour of any meeting of members, except the annual meeting, shall be delivered, either personally or by mail, to each member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of the President, or the Secretary, or the officers or persons calling the meeting. In case of a special meeting or when required by statute or these bylaws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the corporation, with postage thereon prepaid. No notice of the annual meeting shall be required but such notice may be given at the discretion of the Secretary.

### Informal Action by Members

3.05. Any action required by law to be taken at a meeting of the members or any action which may be taken at a meeting of the members may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the members entitled to vote with respect to the subject matter thereof.

### Quorum

3.06. The members holding twenty-five percent of the votes which may be cast at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting of members, a majority of the members present may adjourn the meeting from time to time without further notice.

### Proxies

3.07. At any meeting of members, a member entitled to vote may vote by proxy executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

### Voting by Mail

3.08. Where Directors or officers are to be elected by members or any class or classes of members, such election may be conducted by mail in such manner as the Board of Directors shall determine.

## ARTICLE 4

### BOARD OF DIRECTORS

#### General Powers

4.01. The affairs of the corporation shall be managed by its Board of Directors.

#### Number, Tenure, and Qualifications

4.02. The number of Directors shall be six. Each Director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified. Directors shall be members of the corporation. Of the six directors, one director at least shall reside on each of the following streets: Banks Avenue, Milford Avenue, North Boulevard and South Boulevard. The two remaining Directors shall be elected "at large".

#### Regular Meetings

4.03. A regular annual meeting of the Board of Directors shall be held without other notice than this bylaw, immediately after, and at the same place as, the annual meeting of members. The Board of Directors may provide by resolution the time and place, within the City of Houston, for the holding of additional regular meetings of the Board without other notice than such resolution.

#### Special Meetings

4.04. Special meetings of the Board of Directors may be called by or at the request of the President or any two Directors. The person or persons authorized to call special meetings of the Board may fix any place within the City of Houston as the place for holding any special meetings of the Board called by them.

#### Notice

4.05. Notice of any special meeting of the Board of Directors shall be given at least two days previously thereto by written notice delivered personally or sent by mail or telegram to each Director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these bylaws.

#### Quorum

4.06. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Directors are present at said meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

#### Manner of Acting

4.07. The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these bylaws.

#### Vacancies

4.08. Any vacancy occurring in the Board of Directors and any directorship to be filled by reason of an increase in the number of Directors, shall be filled by the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor ✓



in office and shall meet the same qualifications set forth in Section 4.02 as did such Director's predecessor.

#### Compensation

4.09. Directors as such shall not receive any salaries for their services as Directors but nothing herein contained shall be construed to preclude any Director from serving the corporation in any other capacity and receiving compensation therefor.

#### Informal Action by Directors

4.10. Any action required by law to be taken at a meeting of Directors, or any action which may be taken at a meeting of Directors, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Directors.

### ARTICLE 5

#### OFFICERS

#### Officers

5.01. The officers of the corporation shall be a President, one or more Vice Presidents (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary.

#### Election and Term of Office

5.02. The officers of the corporation shall be elected annually by the Board of Directors at the regular annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created and filled at any meeting of the

Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

#### Removal

5.03. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

#### Vacancies

5.04. A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

#### President

5.05. The President shall be the principal executive officer of the corporation and shall in general supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the members and of the Board of Directors. He may sign, with the Secretary or any other proper officer of the corporation authorized by the Board of Directors, any contracts or other instruments which the Board of Directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these bylaws or by statute to some other officer or agent of the corporation; and in general he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

#### Vice President

5.06. In the absence of the President or in the event of his inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in order of their election) shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions

upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or Board of Directors.

#### Treasurer

5.07. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source whatsoever, and deposit all such moneys in the name of the corporation in such banks, trust companies, or other depositories as shall be selected in accordance with the provisions of Article 7 of these bylaws; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

#### Secretary

5.08. The Secretary shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; give all notices in accordance with the provisions of these bylaws or as required by law; be custodian of the corporate records and of the seal of the corporation, and affix the seal of the corporation to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with the provisions of these bylaws; keep a register of the post-office address of each member which shall be furnished to the Secretary by each member; and, in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

#### Assistant Treasurers and Assistant Secretaries

5.09. If required by the Board of Directors, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine. The Assistant Treasurers and Assistant Secretaries in general

shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Board of Directors.

## ARTICLE 6

### COMMITTEES

#### Committees

6.01. Committees not having and exercising the authority of the Board of Directors in the management of the corporation may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be members of the corporation, and the President of the corporation shall appoint the members thereof. Any members thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the corporation shall be served by such removal.

#### Term of Office

6.02. Each member of a committee shall continue as such until the next annual meeting of the members of the corporation and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

#### Chairman

6.03. One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

#### Vacancies

6.04. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

#### Quorum

6.05. Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

#### Rules

6.06. Each committee may adopt rules for its own government not inconsistent with these bylaws or with rules adopted by the Board of Directors.

### ARTICLE 7

#### CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

##### Contracts

7.01. The Board of Directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation. Such authority may be general or confined to specific instances.

##### Checks and Drafts

7.02. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the corporation shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Corporation.

### Deposits

7.03. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositaries as the Board of Directors may select.

### Gifts

7.04. The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the general purposes or for any special purpose of the corporation.

## ARTICLE 8

### MEMBERSHIP CARDS

8.01. The Board of Directors may provide for the issuance of cards evidencing membership in the corporation, which shall be in such form as may be determined by the Board. Such membership cards shall be signed by the President or a Vice President and by the Secretary or an Assistant Secretary.

## ARTICLE 9

### BOOKS AND RECORDS

9.01. The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors, and committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any member or his agent or attorney for any proper purpose at any reasonable time.

## ARTICLE 10

### FISCAL YEAR

10.01. The fiscal year of the corporation shall begin on the first day of January and end on the last day in December in each year.

ARTICLE 11

DUES

Annual Dues

11.01. The annual maintenance charge provided for in the restrictions shall constitute the annual dues payable to the corporation by members.

Payment of Dues

11.02. Dues shall be payable in advance on the first day of January in each fiscal year.

Default and Termination of Membership

11.03. When any member shall be in default in the payment of dues for a period of one month from the beginning of the fiscal year or period for which such dues become payable, his membership may thereupon be terminated by the Board of Directors in the manner provided in Article 3 of these bylaws.

ARTICLE 12

SEAL

12.01. The Board of Directors shall provide a corporate seal, which shall be in the form of a circle and shall have inscribed thereon the name of the corporation.

ARTICLE 13

WAIVER OF NOTICE

13.01. Whenever any notice is required to be given under the provisions of the Texas Non-Profit Corporation Act or under the provisions of the articles of incorporation or the bylaws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE 14

AMENDMENTS TO BYLAWS

14.01. These bylaws may be altered, amended, or repealed and new bylaws may be adopted by a majority of all votes entitled to be cast by all members of this corporation at any annual meeting or at any special meeting, if written notice is given of an intention to alter, amend, or repeal these bylaws or to adopt new bylaws at such meeting.

ARTICLE 15

ANNUAL MAINTENANCE CHARGE

15.01. The annual maintenance charge provided for in the Restriction ("Annual Maintenance Charge"), may be amended at any annual meeting upon the affirmative vote of a majority of all votes entitled to be cast by all members of this corporation.

15.02. The proceeds of all Annual Maintenance Charges shall be expended for the improvement of the neighborhood as a whole and shall not be used to benefit disproportionately by one area or street.

-14-

FILED  
2011 NOV 18 PM 1:58  
Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY TEXAS

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

NOV 18 2011



Stan Stewart  
COUNTY CLERK  
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.

6311-68-620 44