

**Articles of Incorporation  
Chelsea at Mission Bend CA**



# The State of Texas

## Secretary of State

### CERTIFICATE OF INCORPORATION

OF

CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC.  
CHARTER NUMBER 01151834

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS, HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE CORPORATION, DULY SIGNED 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 THE SECRETARY BY LAW, HEREBY ISSUES THIS CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE ARTICLES 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. 30, 1990



*Joseph S. Bayouq Jr.*  
Secretary of State

APR 30 1990

ARTICLES OF INCORPORATION  
OF THE  
CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC. Corporations Section

I, the undersigned natural person of the age of eighteen (18) years or more, acting as an incorporator 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 CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the Association is organized are: to provide for maintenance, preservation and architectural control of the Lots and Common Area, if any, within the Chelsea at Mission Bend, a subdivision in Fort Bend County, Texas, or any other areas subject to the jurisdiction of the Declaration (as herein after defined), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for this purpose to:

(a) exercise the powers and privileges, to perform the duties and obligations and possess the rights of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions of Chelsea at Mission Bend recorded in the Real Property Records of Fort Bend County as the same may be amended from time to time as therein provided (the "Declaration");

(b) fix, levy, collect and enforce payment by any lawful means of all charges and assessments established pursuant to 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 but not limited to all license fees, insurance premiums, 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,

ARTICLE IX  
Dissolution

Upon the 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 X  
Adoption and Amendment of By-Laws

The initial board of directors of the Association shall adopt the by-laws of the Association. After the initial by-laws have been adopted, the right and power to alter, amend, or repeal the by-laws, or adopt new by-laws shall be vested in the Board of Directors, and such right and power is hereby delegated to the Board of Directors by the members of the Association.

ARTICLE XI  
Incorporators

The name and street address of the incorporator is:

<u>Name</u>	<u>Address</u>
Russell D. Plank	6335 Gulfton, Suite 101 Houston, Texas 77081
James R. Holcomb	1300 Post Oak Blvd., Suite 1110 Houston, Texas 77056

IN WITNESS WHEREOF, I have hereunto set my hand this 16th  
day of April, 1990.

Neil Atwood Jones  
Secretary

Russell D. Plank  
Russell D. Plank

James R. Holcomb  
James R. Holcomb

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Gail Atwood-James, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 16th day of April, 1990.

Liana J. Berg  
Notary Public in and for  
The State of Texas

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared Russell D. Plank, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 16th day of April, 1990.

Liana J. Berg  
Notary Public in and for  
The State of Texas

THE STATE OF TEXAS

COUNTY OF HARRIS

Before me, a notary public, on this day personally appeared James R. Holcomb, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 16<sup>th</sup> day of April, 1990.

Deanna J. Bely  
Notary Public in and for  
The State of Texas

ARTFE.RAH



The State of Texas  
Secretary of State

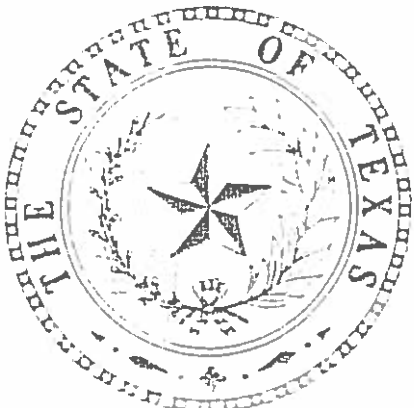
CERTIFICATE OF AMENDMENT  
FOR

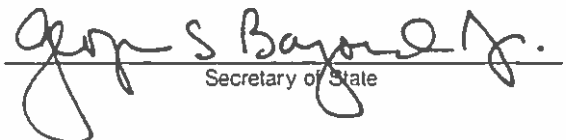
CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC.  
CHARTER NUMBER 01151834

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT ARTICLES OF AMENDMENT 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 THE SECRETARY BY LAW, ISSUES  
THIS CERTIFICATE AND ATTACHES HERETO A COPY OF THE ARTICLES OF  
AMENDMENT.

DATED SEP. 20, 1990



  
Secretary of State

FILED  
In the Office of the  
Secretary of State of Texas

SEP 20 1990

Corporations Section

ARTICLES OF AMENDMENT

Pursuant to the provisions of article 13.03 of the Texas Non-Profit Corporation Act, the undersigned corporation adopts the following articles of amendment:

- 1. The name of the corporation is CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC.
- 2. The following amendment to the articles of incorporation was adopted on September 7, 1990:

A new Article XII is added to read as follows:

"As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles."

- 3. The amendment was adopted in the following manner:  
  
The amendment was adopted by consent in writing by all members entitled to vote with respect thereto.

CHELSEA AT MISSION BEND  
COMMUNITY ASSOCIATION, INC.

By: *Richard A. Schubert*  
Name: RICHARD A SCHUBERT  
Title: PRESIDENT  
An Authorized Officer