

## **Articles of Incorporation**

**Houston Augusta Green Townhome Condominium Association**

**CERTIFICATE OF RECORDING FOR  
HOUSTON AUGUSTA GREEN  
TOWNHOME CONDOMINIUM ASSOCIATION**

In accordance with Section 202.006 of the Texas Property Code, Houston Augusta Green Townhome Condominium Association files this Certificate of Recording.

**INSTRUMENT(S) ATTACHED FOR RECORDING:**

Articles of Incorporation of Houston Augusta Green Townhome Condominium Association, filed with the Secretary of State of Texas on September 26, 1978

**PROPERTY DESCRIPTION:**

All the land platted as Augusta Green Townhomes, filed and recorded in Volume 247, Page 97 of the Map of Records of Harris County, Texas

FILED

2012 MAR 14 AM 10:36

Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

Name: Robbie L. Thompson  
President of the Board of Directors of  
Houston Augusta Green Townhome Condominium  
Association

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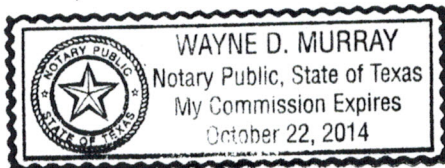
Dated this 10<sup>th</sup> day of January, 2012.

Before me, the undersigned authority, on this day personally appeared Robbie Thompson President of Houston Augusta Green Townhome Condominium Association, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that at least a majority of the Board of Directors approved this Certificate of Recording and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Board of Directors for Houston Augusta Green Townhome Condominium Association.

Given under my hand and seal of office, this the 10<sup>th</sup> day of January, 2012.

Wayne D. Murray  
Notary Public, State of Texas

Ret.  
KATHY ANN TERRY  
ATTORNEY AT LAW  
401 STUDEWOOD, SUITE 201  
HOUSTON, TX 77007



FILED  
In the Office of the  
Secretary of State of Texas

SEP 26 1978

ARTICLES OF INCORPORATION  
OF

HOUSTON AUGUSTA GREEN TOWNHOME CONDOMINIUM ASSOCIATION

*[Handwritten Signature]*  
Attorney, Corporations Dept.

We, the undersigned natural persons of the age of one (21) years or more, at least two (2) 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 I

HOUSTON

The name of the corporation is/AUGUSTA GREEN TOWNHOME CONDOMINIUM ASSOCIATION.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

Subject to Part IV of the Texas Miscellaneous Corporation Laws Act, purposes for which the corporation is organized are:

To operate, manage, maintain and administer the affairs of AUGUSTA GREEN TOWNHOMES, a condominium project established pursuant to Article 1301a of the Texas Revised Civil Statutes and that certain Declaration and Master Deed dated September 23, 1977, recorded in Volume 49, Page 74, of the Condominium Records of Harris County, Texas (the "Declaration and Master Deed").

To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of AUGUSTA GREEN TOWNHOMES as a condominium project in accordance with the Declaration and Master Deed.

ARTICLE V

Each Owner shall be a member of the corporation and no other person or entity shall be entitled to membership. No Owner shall be required to pay any consideration whatsoever solely for his membership in the corporation.

The share of an Owner in the funds and assets of the corporation cannot be assigned, pledged or transferred in any

manner except as an appurtenance to his Unit in the Condominium Project.

Each Owner shall be entitled to a vote, the value of which shall equal the total of the percentages assigned to the Units owned by such Owners as set forth in the Declaration and Master Deed.

No Owner shall be entitled to vote at any meeting of the corporation until he has presented evidence of ownership of a Unit in the Condominium Project to the corporation. The vote of each Owner may only be cast by such Owner or by a proxy given by such Owner to his or her spouse or to another Owner or to his duly authorized representative. If title to a Unit shall be in the name of two or more persons as Owners, any one of such Owners may vote as the Owner of the Unit at any meeting of the corporation and such vote shall be binding on such other Owners who are not present at such meeting until written notice to the contrary has been received by the corporation in which case the unanimous action of all such Owners (in person or by proxy) shall be required to cast their vote as Owners. If two or more of such Owners are present at any meeting of the corporation, then unanimous action shall also be required to cast their vote as Owners.

An Owner in default of any provisions of the Declaration and Master Deed shall not be entitled to vote at any meeting of the corporation so long as such default is in existence.

The terms "Owner", and "Unit", "Condominium Project" and "Developer", as used herein, shall have the same meaning as set forth in the Declaration and Master Deed.

#### ARTICLE VI

The street address of the initial registered office of the corporation is 2323 Augusta Drive #31, Houston, Texas 77057 and the name of the initial registered agent at such address is ALBERT M. LEHRMAN.

#### ARTICLE VII

The number of directors of the corporation shall be fixed

by the by-laws of the corporation but shall not be less than three (3). The number of directors constituting the initial board of directors of the corporation is five (5), and the names and addresses of the persons who are to serve as the initial board of directors are:

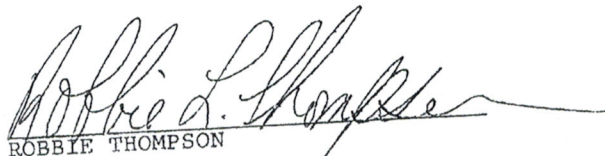
<u>NAME</u>	<u>ADDRESS</u>
ROBBIE THOMPSON	1914 Augusta #10 Houston, Texas 77057
JUDY O'KEIFF	1914 Augusta #21 Houston, Texas 77057
JOHN LENTS	1914 Augusta #15 Houston, Texas 77057
GARY BIGGERS	1914 Augusta #11 Houston, Texas 77057
ROBERT HALE	1914 Augusta #25 Houston, Texas 77057

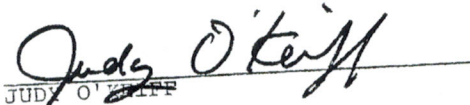
ARTICLE VIII

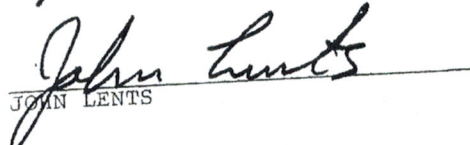
The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
ROBBIE THOMPSON	1914 Augusta #10 Houston, Texas 77057
JUDY O'KEIFF	1914 Augusta #21 Houston, Texas 77057
JOHN LENTS	1914 Augusta #15 Houston, Texas 77057

IN WITNESS WHEREOF, we have hereunto set our hands this 20<sup>th</sup> day of September, 1978.

  
ROBBIE THOMPSON

  
JUDY O'KEIFF

  
JOHN LENTS

THE STATE OF TEXAS X

COUNTY OF HARRIS X

I, Buena Hooks DENHAM, a Notary Public, do hereby certify that on the 20th day of September, 1978, personally appeared before me ROBBIE THOMPSON, JUDY O'KEIFF and JOHN LENTS, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and the statements therein contained are true.

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



Buena Hooks Denham  
NOTARY PUBLIC IN AND FOR  
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 hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAR 14 2012

**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.



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

