

Articles of Incorporation

**Marlborough Square Section 1 Owners Assoc dba Stratford
Townhomes Association**

JAN 29 1981

CLERK ID
Corporation Division

ARTICLES OF INCORPORATION
OF
MARLBOROUGH SQUARE, SECTION I
OWNERS' ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation pursuant to Article 1396-3.02 of the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the corporation is MARLBOROUGH SQUARE, SECTION I OWNERS' ASSOCIATION, INC., hereinafter known as the "Corporation".

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 administer, enforce, and otherwise implement, in any and all ways, the maintenance and operation of Marlborough Square, Section I, a townhouse project located in Houston, Harris County, Texas, and to exercise and perform all of the functions of the Association, as that term is defined in the Declaration of Covenants, Conditions and Restrictions ("Declaration") filed for record with the

County Clerk of Harris County, Texas, under County Clerk's file number _____ on January _____, 1981.

To consent, approve, grant permission, and otherwise perform all such functions and do any and all things that may be permitted or required by the Declaration.

To promote and supervise the beautification, care, maintenance, and upkeep of such townhouse project.

In general, to carry out any other activity in connection with the foregoing and to have and exercise all the powers conferred by the laws of Texas upon non-profit corporations formed under the Texas Non-Profit Corporation Act and to do any and all things hereinbefore set forth to the same extent as natural persons might or could do.

ARTICLE V.

The street address of the initial registered office of the Corporation is 550 South Post Oak Road, Suite 425, Houston, Texas 77027, and the name of its initial registered agent at such address is E. N. Wolcott.

ARTICLE VI.

The number of Directors constituting the initial Board of Directors of the Corporation is three (3) and the name and addresses of the persons who are to serve as the initial Directors are:

<u>Name</u>	<u>Address</u>
E. N. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027
J. M. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027

<u>Name</u>	<u>Address</u>
C. W. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027

ARTICLE VII.

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
E. N. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027
C. S. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027
C. W. Wolcott	550 South Post Oak Road Suite 425 Houston, Texas 77027

ARTICLE VIII.

The Corporation may have one or more classes of members, the designation of such class or classes, the manner of election and appointment, and the qualifications and rights of the members of each class shall be set forth in the By-Laws of the corporation and in the Declaration whereby Marlborough Square, Section I is established as a townhouse regime.

IN WITNESS WHEREOF, we have hereunto set our hands this
22nd day of January, 1981.

E. N. Wolcott
E. N. Wolcott

C. S. Wolcott
C. S. Wolcott

C. W. Wolcott
C. W. Wolcott

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, A. D. Lancaster a Notary Public,
do hereby certify that on this 22nd day of January,
1981, personally appeared before me, E. N. Wolcott, C. S.
Wolcott and C. W. Wolcott, who each being by me first duly
sworn, severally declared that they are the persons who signed
the foregoing document as incorporators, and that the statements
therein contained are true.

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

A. D. Lancaster
Notary Public in and for
Harris County, T E X A S

My commission expires: 3/5/81

A. D. LANCASTER
Notary Public, Harris County, Texas
My Commission Expires:

CONSENT OF MEMBERS
OF
MARLBOROUGH SQUARE, SECTION I
OWNERS' ASSOCIATION, INC.

The undersigned, being the sole member of Marlborough Square, Section I Owners' Association, Inc., a Texas non-profit corporation (the "Corporation"), hereby adopts, by this unanimous consent in writing in accordance with Article 1396-9.10A of the Texas Non-Profit Corporation Act, the following resolution with the same force and effect as if it had been unanimously adopted at a duly convened meeting of the Members of the Corporation:

RESOLVED, that pursuant to Article 1396-2.09A the undersigned sole member of the Corporation hereby delegates to the Board of Directors of the Corporation the power to alter, amend or repeal the By-Laws or to adopt new By-Laws of the Corporation.

IN WITNESS WHEREOF, the undersigned has executed this Consent effective as of the 22nd day of January, 1980.

MARLBOROUGH SQUARE, SECTION I
OWNERS' ASSOCIATION, INC.

By: *E. N. Wolcott*
E. N. Wolcott, President

DEC 23 2011

Corporations Section

**ASSUMED NAME CERTIFICATE
FOR
MARLBOROUGH SQUARE, SECTION 1 OWNERS' ASSOCIATION, INC.**

Assumed Name

1. The assumed name under which the business or professional service is, or is to be, conducted or rendered is STRATFORD TOWNHOMES ASSOCIATION.

Entity Information

2. The legal name of the entity filing the assumed name is MARLBOROUGH SQUARE, SECTION 1 OWNERS' ASSOCIATION, INC.

3. The entity filing the assumed name is a Nonprofit Corporation.

4. The file number, if any, issued to the entity by the secretary of state is 54819401.

5. The state, country, or other jurisdiction of formation of the entity is Texas.

6. The registered office or similar office address of the entity in its jurisdiction of formation is 11311 Richmond Avenue, Suite L-103, Houston, TX 77082.

7. The corporation's principal office address in Texas is 11311 Richmond Avenue, Suite L-103, Houston, TX 77082.

Period of Duration

8. The period during which the assumed name will be used is ten (10) years from the date of filing with the secretary of state.

County or Counties in which Assumed Name Used

9. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are all counties.

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and also certifies that the person is authorized to sign on behalf of the identified entity. If the undersigned is acting in the capacity of an attorney in fact for the entity, the undersigned certifies that the entity has duly authorized the undersigned in writing to execute this document.

Date: December 21, 2011

MARLBOROUGH SQUARE, SECTION 1
OWNERS' ASSOCIATION, INC.

By: Kathy Ann Terry
Kathy Ann Terry, Attorney for
MARLBOROUGH SQUARE, SECTION 1
OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

COUNTY OF HARRIS

Before me on December 21, 2011, personally appeared Kathy Ann Terry and acknowledged to me that she executed the foregoing certificate for the purposes therein expressed.

Laura L. Elizalde
NOTARY PUBLIC, STATE OF TEXAS



FILED
2012 JAN 12 PM 1:55
Stan Starnant
COUNTY CLERK
HARRIS COUNTY, TEXAS



Office of the Secretary of State

CERTIFICATE OF FILING OF

MARLBOROUGH SQUARE, SECTION I OWNERS' ASSOCIATION, INC.

File Number: 54819401

Assumed Name:

STRATFORD TOWNHOMES ASSOCIATION

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 12/23/2011

Effective: 12/23/2011



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

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.

JAN 12 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS