

**Articles of Incorporation
Wildwood Civic Association**

JAN 28 1974

Billy Walker

Deputy Director, Corporation Division

ARTICLES OF INCORPORATION
OF
WILDWOOD CIVIC ASSOCIATION

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 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 WILDWOOD CIVIC ASSOCIATION.

Article Two

The corporation is a non-profit corporation.

Article Three

The period of its duration is perpetual.

Article Four

The purpose or purposes for which the corporation is organized are:

(a) To operate and provide for management, maintenance, preservation and architectural control of the resident parcels, and common area from time to time constructed upon the real property, from time to time made subject to the restrictions hereinafter defined, the property made subject to the restrictions being referred to herein as "the property".

(b) To exercise all the powers and privileges and perform all the duties and obligations of the association as set forth in that certain Declaration of Covenants and Restrictions (hereinafter called "restrictions"), to be recorded in the office of the County Clerk of the County of Harris, as the same may be amended from time to time, as therein provided, said restrictions being incorporated herein as though fully set out at this point;

(c) To fix, levy, collect and enforce payment by any lawful means of all charges and assessments affecting the property 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 and all licenses, franchise taxes and governmental charges levied or imposed against the property of the association;

(d) To acquire by gift, purchase or otherwise to own, hold, enjoy, lease, operate, maintain and to convey, sell, lease, transfer mortgage or otherwise encumber, dedicate, for the public use or otherwise dispose of real or personal property in connection with the affairs of the association subject to Part IV of the Texas Miscellaneous Corporation's Law Act.

Article Five

The street address of the initial registered office of the corporation is 2020 Southwest Freeway ^{Houston, Texas} and the name of its initial registered agent at such address is JOHN ABBOTT.

Article Six

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 directors are:

<u>NAME</u>	<u>ADDRESS</u>
WADE H. DOZIER, JR.	620 Contra Costa Blvd. Pleasant Hill, California
JAMES S. TAYLOR, JR.	900 Chamber of Commerce Bldg. Houston, Texas
JOHN ABBOTT	2020 Southwest Freeway Houston, Texas
ED WESTGATE	620 Contra Costa Blvd. Pleasant Hill, California
ROBERT ESPINOSA	2020 Southwest Freeway Houston, Texas

Article Seven

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
WADE H. DOZIER, JR.	620 Contra Cost Blvd. Pleasant Hill, California
JAMES S. TAYLOR, JR.	900 Chamber of Commerce Bldg. Houston, Texas 77002
JOHN ABBOTT	2020 Southwest Freeway Houston, Texas

IN WITNESS WHEREOF, we have hereunto set our hands this
the 18th day of January, 1974.

Waide H. Dozier, Jr.
WADE H. DOZIER, JR.

J. S. Taylor, Jr.
JAMES S. TAYLOR, JR.

John Abbott
JOHN ABBOTT

HP 691-37-0841

THE STATE OF TEXAS S
COUNTY OF HARRIS S

I, JANET TOWERY, a Notary Public, do hereby certify
that on this the 18th day of January 1974, personally appeared
before me, WADE H. DOZIER, JR., who being by me first duly sworn,
severally declared that he is the person who signed the foregoing do-
cument as an incorporator and that the statements therein contained
are true and correct. In witness whereof, I have hereunto set my
hand and seal of office on the day and year written above.



Janet Towery
NOTARY PUBLIC in and for
Harris County, T E X A S
JANET TOWERY
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

THE STATE OF TEXAS S
COUNTY OF HARRIS S

I, JANET TOWERY, a Notary Public, do hereby
certify that on this the 18th day of January, 1974
personally appeared before me, JAMES S. TAYLOR, JR. and JOHN ABBOTT,
who 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 and correct. In
witness whereof, I have hereunto set my hand and seal on the day
and year written above.



Janet Towery
NOTARY PUBLIC in and for
Harris County, T E X A S
JANET TOWERY
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

HP 081-37-0092

FILED
In the Office of the
Secretary of State of Texas

MAY 31 1974

ARTICLES OF AMENDMENT
TO THE ARTICLES OF INCORPORATION OF
WILDWOOD CIVIC ASSOCIATION

James B. Clute
Deputy Director, Corporation Division

Pursuant to the provisions of Article 1396-4.03 of the Texas Non-Profit Corporation Act, WILDWOOD CIVIC ASSOCIATION, a Texas non-profit corporation, which is subject to the provisions of the Texas Non-profit Corporation Act, adopts the hereinafter stated Articles of Amendment to its Articles of Incorporation, which will provide that the corporation operate exclusively for the promotion of the public interest and social welfare of the residents of WILDWOOD CLUSTER HOMES, engage only in activities in furtherance of its primary purpose, and conduct its affairs without profit or pecuniary gain, which would then qualify under the provisions of Section 501 (c) (4) of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended as well as Article 12.03 of the Taxation General volume of Vernon's Annotated Texas Statutes and the State Comptroller's Rules and Regulations as they now exist or as they may hereafter be amended.

ARTICLE ONE

The name of the corporation is WILDWOOD CIVIC ASSOCIATION.

ARTICLE TWO

The following amendments to the Articles of Incorporation were adopted by the corporation on May 30, 1974.

Article Two of the Articles of Incorporation is hereby amended to read as follows:

"This corporation is a non-profit corporation organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and it is organized for non-profit purposes."

Article Four of the Articles of Incorporation is hereby amended to read as follows:

"The purpose or purposes for which the corporation is organized are:

- (a) To operate exclusively for the promotion of the public interest and social welfare of the residents of WILDWOOD CLUSTER HOMES.
- (b) To operate and provide for management, maintenance, preservation and architectural control of the resident parcels, and common area from time to time constructed upon the real property from time to time made subject to the restrictions hereinafter defined, the property made subject to the restrictions being referred to herein as 'The Property'.
- (c) To exercise all the powers and privileges and perform all the duties and obligations of the association as set forth in that certain declaration of covenants and restrictions (hereinafter called 'Restrictions'), to be recorded in the office of the County Clerk of the County of Harris, as the same may be amended from time to time as therein provided, said restrictions being incorporated herein as though fully set out at this point.
- (d) To fix, levy, collect and enforce payment by any lawful means of all charges and assessments affecting the property 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 and all licenses, franchise taxes and governmental charges levied or imposed against the property of the association.
- (e) To acquire by gift, purchase or otherwise to own, hold, enjoy, lease, operate, maintain and to convey, sell, lease, transfer, mortgage or otherwise encumber, dedicate, for public use or otherwise dispose of real or personal property in connection with the affairs of the association subject to Part IV of the Texas Miscellaneous Corporations Law Act.
- (f) Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that

are not in furtherance of the primary purpose of this corporation."

ARTICLE THREE

The amendments were adopted by consent in writing by all members entitled to vote with respect thereto.

DATED May 30, 1974.

WILDWOOD CIVIC ASSOCIATION

By: WADE H. DOZIER, JR., President

By: JOHN ABBOTT, Secretary

THE STATE OF TEXAS I

COUNTY OF HARRIS I

I, JOEL B. COOLIDGE, a Notary Public, do hereby certify that on this the 30 day of MAY, 1974, personally appeared before me WADE H. DOZIER, JR., who, being duly sworn, declared that he is the President of the corporation executing the foregoing document in the capacity therein set forth, and that the statements therein contained are true.

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

Joel B. Coolidge
Notary Public in and for
Harris County, Texas

THE STATE OF TEXAS I

COUNTY OF HARRIS I

I, JOEL B. COOLIDGE, a Notary Public, do hereby certify that on this the 30 day of MAY, 1974, personally appeared before me JOHN ABBOTT, who, being duly sworn, declared that he is the Secretary of the corporation executing the foregoing document in the capacity therein set forth, and that the statements therein contained are true.

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

Joel B. Coolidge
Notary Public in and for
Harris County, Texas