

ARTICLES OF INCORPORATION

OF

WOODCREST HOMEOWNERS ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas

OCT 29 1982

Clerk B  
Corporations Section

We, the undersigned natural persons of the age of eighteen (18) 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 ONE

NAME

The name of the corporation is WOODCREST HOMEOWNERS ASSOCIATION, INC.

ARTICLE TWO

NON-PROFIT CORPORATION

The corporation is a non-profit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

The purposes for which the corporation is organized are:

a. To promote the common good, health, safety and general welfare of the residents within the Property;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the Deed Records in the Office of the County Clerk of Brazos County, Texas, the Declaration being incorporated herein by reference for all purposes;

c. To enforce applicable provisions of the Declaration, By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;

d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

e. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Act may now or hereafter have or exercise;

f. To acquire (by purchase, grant or otherwise), annex and merge, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

g. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and

h. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall not be limited or restricted by reference to or interference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except

to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation.

#### ARTICLE FIVE

##### INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 3230 Texas Avenue South, College Station, Texas 77840 and the name of its initial registered agent at such address is Philip E. Blackburn, Jr.

#### ARTICLE SIX

##### BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the corporation is two (2), and the names and addresses of the persons who are to serve as the initial directors are:

Philip E. Blackburn, Jr., 3230 Texas Avenue South, College Station, Texas 77840.

George D. Riley, Jr., 3230 Texas Avenue South, College Station, Texas 77840.

Judythe C. Riley, 3230 Texas Avenue South, College Station, Texas 77840.

#### ARTICLE SEVEN

##### INCORPORATORS

The name and street address of each incorporator is:

Philip E. Blackburn, Jr., 3230 Texas Avenue South, College Station, Texas 77840.

George D. Riley, Jr., 3230 Texas Avenue South, College Station, Texas 77840.

Judythe C. Riley, 3230 Texas Avenue South, College Station, Texas 77840.

#### ARTICLE EIGHT

##### DISSOLUTION

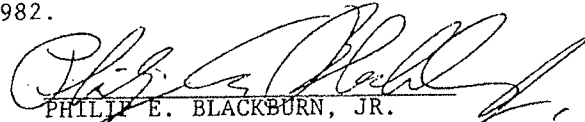
Upon dissolution of the corporation the assets of the corporation shall be applied and distributed as follows:

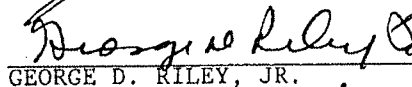
1. All liabilities and obligations of the corporation must be paid, satisfied or discharged.

2. Assets held by the corporation upon conditions requiring return, transfer, or conveyance, which condition occurred by reason of the dissolution, must be returned, transferred, or conveyed in accordance with such requirements.

3. Any other remaining assets shall be distributed to the WOODCREST HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit and tax exempt corporation.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25<sup>th</sup> day of October, 1982.

  
PHILIP E. BLACKBURN, JR.

  
GEORGE D. RILEY, JR.

  
JUDYNE C. RILEY

THE STATE OF TEXAS :  
COUNTY OF BRAZOS :

The undersigned, a Notary Public, do hereby certify that on this 25<sup>th</sup> day of October, 1982, personally appeared before me PHILIP E. BLACKBURN, JR., who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that all of the statements therein contained are true and correct.

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

  
Notary Public in and for  
Brazos County, Texas


My Commission Expires:

4-25-84

THE STATE OF TEXAS :  
COUNTY OF BRAZOS :

The undersigned, a Notary Public, do hereby certify that on this 25<sup>th</sup> day of October, 1982, personally appeared before me GEORGE D. RILEY, JR., who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that all of the statements therein contained are true and correct.

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

  
Notary Public in and for  
Brazos County, Texas

My Commission Expires:

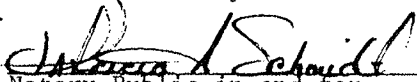
4-25-84

THE STATE OF TEXAS :

COUNTY OF BRAZOS :

The undersigned, a Notary Public, do hereby certify that  
on this 25<sup>th</sup> day of October, 1982, personally appeared  
before me JUDYTHE C. RILEY, who, each being by me first duly  
sworn, severally declared that they are the persons who signed  
the foregoing document as incorporators, and that all of the  
statements therein contained are true and correct.

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

  
Notary Public in and for  
Brazos County, Texas

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