

CERTIFICATION

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) The following instrument is being recorded on behalf of Spring Creek Court Homeowners Association, Inc. a Texas non-profit corporation;
- (2) Instruments titled: **“Bylaws of Spring Creek Court Homeowners Association, Inc.”** and **“Articles of Incorporation of Spring Creek Court Homeowners Association, Inc.”**, are attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:
Spring Creek Court, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s File No. under Clerk’s File No. X434971 along with any amendments, supplements or replats thereof, and any additional property annexed into the jurisdiction of the Association.
- (4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the 9th day of APRIL, 2018.

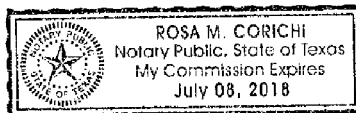
By: [Signature]
James R. Young, on behalf of
Spring Creek Court Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and declared that he signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 9th day of April, 2018.

[Signature]
Notary Public, State of Texas



RP-2018-153880

UNOFFICIAL COPY

06/09/2004 11:32 2818932347

PAGE 02

FILED
In the Office of the
Secretary of State of Texas

JUN 09 2004

Corporations Section

ARTICLES OF INCORPORATION

OF

SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.

I, the undersigned person, being of the age of twenty-one (21) years or more, and a citizen of the State of Texas, acting as Incorporator of this corporation, do hereby adopt the following Articles of Incorporation for SPRING CREEK COURT HOMEOWNERS ASSOCIATION.

ARTICLE 1.

NAME

The name of the corporation is SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.

ARTICLE 2.

NONPROFIT CORPORATION

The Corporation is a nonprofit corporation.

ARTICLE 3.

The period of duration of the Corporation is perpetual.

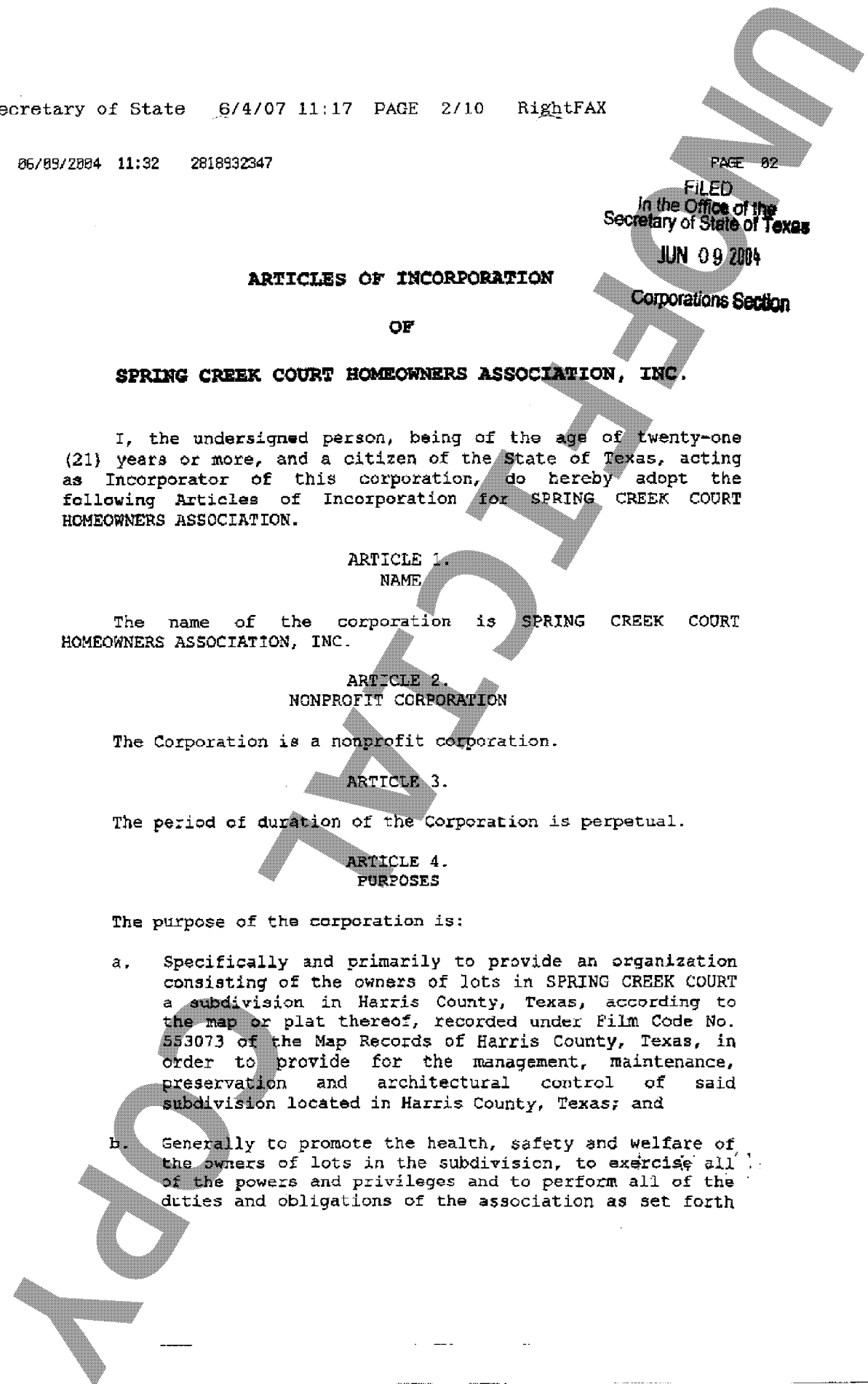
ARTICLE 4.

PURPOSES

The purpose of the corporation is:

- a. Specifically and primarily to provide an organization consisting of the owners of lots in SPRING CREEK COURT a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 553073 of the Map Records of Harris County, Texas, in order to provide for the management, maintenance, preservation and architectural control of said subdivision located in Harris County, Texas; and
- b. Generally to promote the health, safety and welfare of the owners of lots in the subdivision, to exercise all of the powers and privileges and to perform all of the duties and obligations of the association as set forth

RP-2018-153880



in the Declaration of Covenants, Conditions and Restrictions of SPRING CREEK COURT (the "Declaration"), to be recorded in the Official Records of Harris County, Texas, and their subsequent amendments and its Bylaws, and to do any and all other acts, levies, collections, enforcements, acquisitions, lending transactions, construction and maintenance obligations and any and all other powers, rights and privileges that a corporation organized under the Texas Non-Profit Corporation Act, by law may now or at a later time have to exercise.

ARTICLE 5.
POWERS

Except as these Articles otherwise provide, the Corporation has all the powers provided in the Texas Non-Profit Corporation Act. Moreover, the Corporation has all implied powers necessary and property to carry out its express powers. The Corporation may reasonably compensate directors, or officers for services rendered to or for the Corporation in furtherance of one or more of its purposes.

ARTICLE 6.
RESTRICTIONS AND REQUIREMENTS

The Corporation may not pay dividends or other corporate income to its Directors or officers, or otherwise accrue distributable profits, or permit the realization of private gain. The Corporation may not take any action prohibited by the Texas Non-Profit Corporation Act.

ARTICLE 7.
MEMBERSHIP

The Corporation shall have one or more classes of members. The designation of such class or classes, the manner of election or appointment and the qualifications and rights of the members of each class are set forth in the Declaration and the Bylaws of the Corporation.

ARTICLE 8.
INITIAL REGISTERED OFFICE AND AGENT

The street address of the Corporations initial registered office is 13131 Champions Drive, #207, Houston, Harris County, Texas 77069. The name of the initial registered agent at this

RP-2018-153880

office is TOM HARGROVE, JR.

ARTICLE 9.
MANAGING BODY OF CORPORATION

The management of the Corporation is vested in its Board of Directors and such committees of the board that the board may, from time-to-time, establish. The Bylaws will provide the qualifications, manner of selection, duties, terms, and other matters relating to the Board of Directors. The initial Board of Directors will consist of three (3) persons at the following addresses:

<u>NAME</u>	<u>ADDRESS</u>
TOM HARGROVE, JR.	13123 Mission Valley Drive Houston, Texas 77069
RONALD P. KOURY	11806 Pebbleton Drive Houston, Texas 77070
J. A. HENDERSON	5629 FM 1960 West, Ste. 101 Houston, Texas 77069

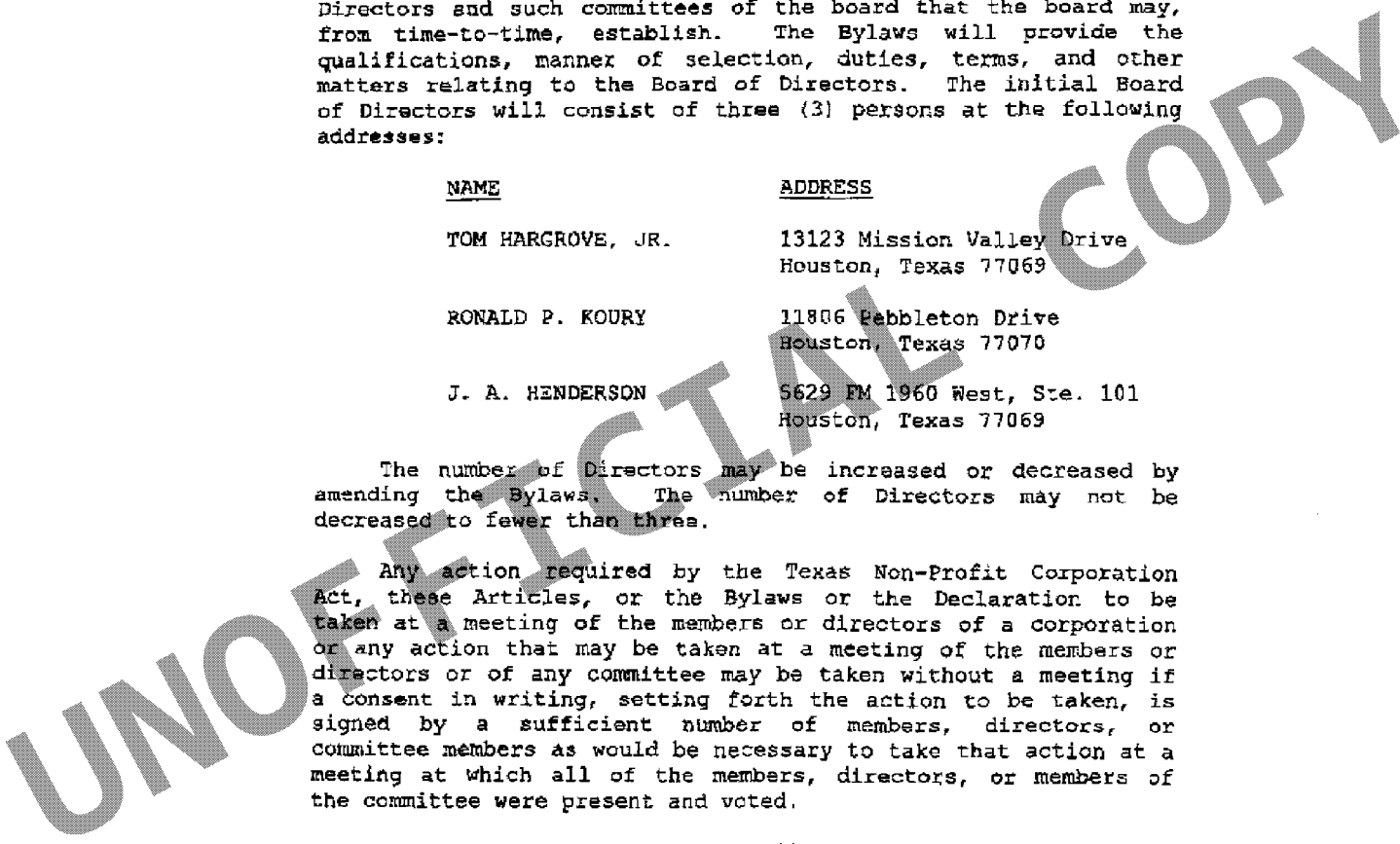
The number of Directors may be increased or decreased by amending the Bylaws. The number of Directors may not be decreased to fewer than three.

Any action required by the Texas Non-Profit Corporation Act, these Articles, or the Bylaws or the Declaration to be taken at a meeting of the members or directors of a corporation or any action that may be taken at a meeting of the members or directors or of any committee may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by a sufficient number of members, directors, or committee members as would be necessary to take that action at a meeting at which all of the members, directors, or members of the committee were present and voted.

ARTICLE 10.
LIMITATION ON LIABILITY OF DIRECTORS

A Director is not liable to the Corporation for monetary damages for an act or omission in the Director's capacity as Director except as otherwise provided by a Texas statute.

RP-2018-153880



ARTICLE 11.
INDEMNIFICATION

The Corporation may indemnify a person who was, is or is threatened to be made a named defendant or respondent in litigation or other proceedings because the person is or was a Director or other person related to the Corporation as provided by the provisions of the Texas Non-Profit Corporation Act governing indemnification. As the Bylaws provide, the Board of Directors may define the requirements and limitations for the Corporation to indemnify Directors, officers, or others related to the Corporation.

ARTICLE 12.
CONSTRUCTION

All references in these Articles to statutes, regulations, or other sources of legal authority refer to the authorities cited, or their successors, as they may be amended from time to time.

ARTICLE 13
INCORPORATORS

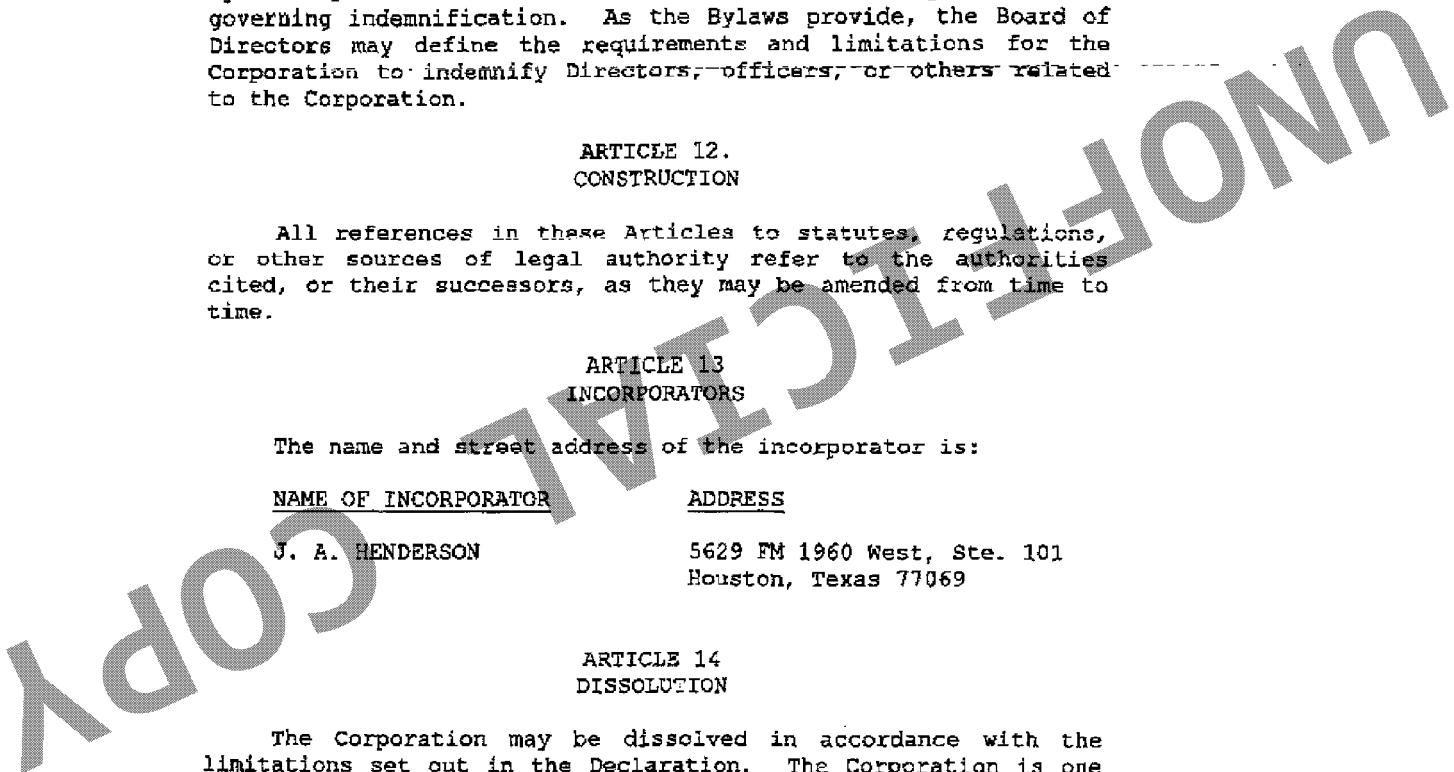
The name and street address of the incorporator is:

<u>NAME OF INCORPORATOR</u>	<u>ADDRESS</u>
J. A. HENDERSON	5629 FM 1960 West, Ste. 101 Houston, Texas 77069

ARTICLE 14
DISSOLUTION

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution, or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set forth in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the object and purposes for which the

RP-2018-153880

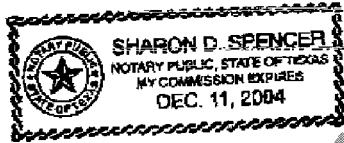


Director of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

9th IN WITNESS WHEREOF, I have hereunto set my hand this the day of June, 2004.

J. A. Henderson
J. A. HENDERSON, Incorporator

SWORN TO on this 9th day of June, 2004, by J. A. HENDERSON, as Incorporator.



Sharon D. Spencer
NOTARY PUBLIC, STATE OF TEXAS

RP-2018-153880

UNOFFICIAL COPY

BY-LAWS

OF

SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.

ARTICLE ONE - ORGANIZATION

1. The name of this organization shall be SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.
2. The organization may at its pleasure by a vote of the membership body change its name.

ARTICLE TWO - PURPOSES

The following are the purposes for which this organization has been organized:

The collection, expenditure and management of the maintenance funds, enforcement of restrictions, providing for the maintenance, preservation and architectural control of the Lots, maintenance of the Common Areas and other Properties and the general overall supervision of the affairs of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions for SPRING CREEK COURT, as recorded in the office of the County Clerk of Harris County, Texas, under clerk's File Number Y131775.

ARTICLE THREE - MEMBERSHIP

Membership in this organization shall be open to all who are owners of a lot or lots located in SPRING CREEK COURT, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. 553073.

ARTICLE FOUR - MEETINGS

1. The annual membership meeting of this organization shall be held on the 15th day of January each and every year except if such day be a legal holiday then in that event the Board of Directors shall fix the day but it shall not be more than two weeks from the date fixed by these by-laws. The secretary shall cause to be mailed to every member in good standing at his or her address as it appears in the

membership roll book of this organization a notice telling the time and place of such annual meeting.

2. Regular meeting of this organization shall be held monthly on the second Tuesday of each month. The secretary shall cause to be mailed to every member in good standing at his or her address as it appears in the membership roll book of this organization a notice telling the time and place of such monthly meeting.
3. The presence of not less than 10 members shall constitute a quorum and shall be necessary to conduct the business of this organization; but a lesser number may adjourn the meeting for a period of not more than two (2) weeks from the date scheduled by these by-laws and the secretary shall cause a notice of this scheduled meeting to be sent to all those members who were not present at the meeting originally called. A quorum as hereinbefore set forth shall be required at any adjourned meeting.
4. Special meetings of this organization may be called by the President when he deems it for the best interest of the organization. Notices of such meeting shall be mailed to all members at their addresses as they appear in the membership roll book at least but not more than ten (10) days before the scheduled date set for such special meeting. Such notice shall state the reasons that such meeting has been called, the business to be transacted at such meeting and by whom called.

ARTICLE FIVE - VOTING

1. At all meetings, except for the election of officers and directors, all votes shall be viva voce, except that for election of officers ballots shall be provided and there shall not appear any place on such ballot any mark or marking that might tend to indicate the person who cast the ballot.
2. At any regular or special meeting if a majority so required any question may be voted upon in the manner and style provided for election of officers and directors.
3. At all votes by ballot the chairman of such meeting shall immediately prior to the commencement of balloting appoint a committee of three who shall act as "Inspectors of Election" and who shall at the conclusion of such balloting

certify in writing to the chairperson the results and the certified copy shall be physically affixed in the minute book to the minutes of that meeting.

4. No inspector of election shall be a candidate for office or shall be personally interested in the question voted upon.

ARTICLE SIX - ORDER OF BUSINESS

- 1 - Roll call.
- 2 - Reading of the minutes of the preceding meeting.
- 3 - Reports of committees.
- 4 - Reports of officers.
- 5 - Old and unfinished business.
- 6 - New business.
- 7 - Good and welfare.
- 8 - Adjournments.

ARTICLE SEVEN - BOARD OF DIRECTORS

1. The business of this organization shall be managed by a Board of Directors consisting of three (3) members together with the officers of this organization.
2. The Directors to be chosen for the ensuing year shall be chosen at the annual meeting of this organization in the same manner and style as the officers of this organization and they shall served for a term of two (2) years.
3. The Board of Directors shall have control and management of the affairs and business of this organization. Such Board of Directors shall only act in the name of the organization when it shall be regularly convened by its chairman after due notice to all the Directors of such meeting.
4. Fifty-one percent (51%) of the members of the Board of Directors shall constitute a quorum and the meetings of the Board of Directors shall be held regularly on the 15th day of January.

5. Each Director shall have one vote and such voting may not be done by proxy.
6. The Board of Directors may make such rules and regulations covering its meetings as it may in its discretion determine necessary.
7. Vacancies in the Board of Directors shall be filled by a vote of the majority of the remaining members of the Board of Directors for the balance of the year.
8. The President of the organization by virtue of the office shall be chairperson of the Board of Directors. The Board of Directors shall select from one of their number a Secretary.
9. A Director may be removed when sufficient cause exists for such removal. The Board of Directors may entertain charges against any director. A Director may be represented by counsel upon any removal hearing. The Board of Directors shall adopt such rules as it may in its discretion consider necessary for the best interests of the organization, for this hearing.

ARTICLE EIGHT - OFFICERS

1. The officers of the organization shall be as follows:

President:

Vice President:

Secretary:

Treasurer:

2. The president shall preside at all membership meetings, by virtue of the office be chairperson of the Board of Directors, present at each annual meeting of the organization an annual report of the work of the organization, appoint all committees, temporary or permanent, see that all books, reports and certificates as required by law are properly kept or filed, be one of the officers who may sign checks or drafts of the organization, and have such powers as may be reasonably construed as belonging to the chief executive of any organization.

3. The Vice President shall in the event of the absence or inability of the president to exercise his or her office become acting president of the organization with all the rights, privileges and powers as if he or she had been the duly elected President.
4. The Secretary shall keep the minutes and records of the organization in appropriate books, file any certificate required by any statute, federal or state, give and serve all notices to members of the organization, be the official custodian of the records and seal of the organization, be one of the officers who may sign checks and drafts of the organization, present to the membership at any meetings any communication addressed to the Secretary of the organization, submit to the Board of Directors any communications which shall be addressed to the Secretary of the organization, attend to all correspondence of the organization and exercise all duties incident to the office of Secretary.
5. The Treasurer shall have the care and custody of all monies belonging to the organization, be solely responsible for such monies or securities of the organization and be the officer required to sign checks or drafts of the organization. No special fund may be set aside that shall make it unnecessary for the Treasurer to sign the checks issued upon it.
6. The Treasurer shall render at stated periods as the Board of Directors shall determine a written account of the finances of the organization and such report shall be physically affixed to the minutes of the Board of Directors of such meeting and shall exercise all duties incident to the Office of Treasurer.
7. Officers shall by virtue of their office be members of the Board of Directors.
8. No Officer or Director shall for reason of the office be entitled to receive any salary or compensation, but nothing herein shall be construed to prevent an Officer or Director from receiving any compensation from the organization for duties other than as a Director or Officer.

UNOFFICIAL COPY

ARTICLE NINE - SALARIES

The Board of Directors shall hire and fix the compensation of any and all employees which they in their discretion may determine to be necessary in the conduct of the business of the organization.

ARTICLE TEN - DUES

The dues of this organization shall be \$300.00 for the year ending December 31, 2005, and thereafter as established at the annual meeting of the members.

ARTICLE ELEVEN - AMENDMENTS

These By-Laws may be altered, amended, repealed or added to by an affirmative vote of no less than two-thirds (2/3) of its members.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation;

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof held on the _____ day of _____, 2005.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association the _____ day of _____, 2005.



THOMAS L. HARGROVE, JR.,
Secretary

RP-2018-153880

COPY

UNOFFICIAL COPY

RP-2018-153880
Pages 13
04/11/2018 11:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$60.00

COPY UNOFFICIAL

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-153880