



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

OF

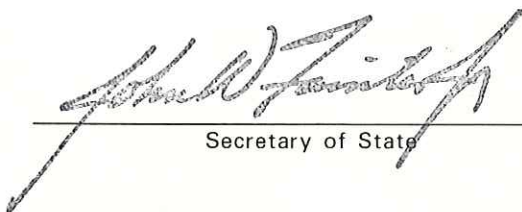
EMERALD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
CHARTER NUMBER 645682

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE
CORPORATION, DULY SIGNED AND VERIFIED HAVE BEEN RECEIVED IN THIS
OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY
VIRTUE OF THE AUTHORITY VESTED IN HIM BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE
ARTICLES OF INCORPORATION.

DATED MAR. 4, 1983




Secretary of State

FILED
In the Office of the
Secretary of State of Texas

MAR 04 1982

Clerk of
Corporations Section

ARTICLES OF INCORPORATION

OF

EMERALD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

In compliance with the requirements of the Texas Non-Profit Corporation Act, the undersigned, all of whom are resident citizens of the State of Texas, and all of whom are the age of twenty-one (21) years or more, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is EMERALD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, hereinafter called "Corporation".

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The initial registered office of the corporation is located at 1607 Emerald Parkway, College Station, Brazos County, Texas, and the name of its initial registered agent at such address is Allen Swoboda.

ARTICLE V

PURPOSE AND POWERS OF THE CORPORATION

This corporation does not contemplate gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance and preservation of value, desirability, and attractiveness of the property known as the Emerald Forest Subdivision in College Station, Texas; to regulate, manage, and control the use of common areas within the subdivision, and to promote the health, safety and welfare of the owners within said subdivision.

ARTICLE VI

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a free or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a Member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a Member.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership.

Class A. Class A Membership shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership by Section 1. When more than one (1) person holds such interest or interests in any Lot all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

Class B. Class B Members shall be the Developer. The Class B Member shall be entitled to three (3) votes for each Lot in which he holds the interest required for membership by Section 1, provided that the Class B Membership shall cease and become converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

- (a) When the total value outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) January 1, 1985.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class

A Member entitled to one (1) vote for each Lot in which he holds the interests required for membership under Section 1.

ARTICLE VII

The affairs of the corporation shall be managed by a board of seven (7) directors who shall be active members in good standing of the association. The name and address of the persons constituting the initial Board of Directors are:

	<u>NAME</u>	<u>ADDRESS</u>
1)	^{Diana Kaiser} Bill Jenkins	8606 Amber Hill College Station, Texas
2)	Wally Kille ✓	1706 Amber Ridge College Station, Texas
3)	Sonny McCutchen	1802 Amber Ridge College Station, Texas
4)	Jon Acklam	1713 Emerald Parkway College Station, Texas
5)	Ray Dietrich ✓	8621 Rosewood College Station, Texas
6)	Hedi Connif	1707 Greenwood College Station, Texas
7)	Pam Craig ✓	8618 Rosewood College Station, Texas

ARTICLE VIII

The names and addresses of the incorporators are:

	<u>NAME</u>	<u>ADDRESS</u>
1)	Allen Swoboda	8604 Amber Hill College Station
2)	Sandra Swoboda	8604 Amber Hill College Station
3)	Patty Baron	3909 Tanglewood Bryan

IN WITNESS WHEREOF, for the purpose of forming this Corporation in the laws of the State of Texas, we, the undersigned, constitute and the incorporators of this

corporation, have executed these Article of Incorporation on this the 2 day of March, 1983.

Allen Swoboda
ALLEN SWOBODA

Sandra Swoboda
SANDRA SWOBODA

Patty Baron
PATTY BARON

THE STATE OF TEXAS)
)
COUNTY OF BRAZOS)

I, Inez F. Berger, Notary Public, do hereby certify that on the 2nd day of March, 1983, personally appeared before me ALLEN SWOBODA, SANDRA SWOBODA, PATTY BARON, who each being by me first duly sworn, severally declare that they are the persons who signed the foregoing instrument as incorporators, and that the statements therein contained are true.

Witness whereof, I hereunto set my hand and seal this day and year of my seal.

Inez F. Berger
Notary Public in and for
the State of Texas

My commission expires: 6-30-84