

Corporations Section  
P.O.Box 13697  
Austin, Texas 78711-3697



Ruth R. Hughs  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Central Park Square Homeowners Association, Inc.  
File Number: 803886954

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/05/2021

Effective: 01/05/2021



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs  
Secretary of State

Come visit us on the internet at <https://www.sos.texas.gov/>

Phone: (512) 463-5555

Prepared by: Bernadette DeJoye

Fax: (512) 463-5709

TID: 10306

Dial: 7-1-1 for Relay Services

Document: 1017971750002

FILED  
In the Office of the  
Secretary of State of Texas

JAN 05 2021

Corporations Section

**CERTIFICATE OF FORMATION OF  
CENTRAL PARK SQUARE HOMEOWNERS ASSOCIATION, INC.**

The undersigned natural person, being of the age of eighteen (18) years or more, a citizen of the State of Texas, acting as incorporator of a nonprofit corporation under the Texas Business Organizations Code, does hereby adopt the following Certificate of Formation for such corporation:

**ARTICLE I- NAME**

The name of the corporation is Central Park Square Homeowners Association, Inc. (the "Association").

**ARTICLE II- NONPROFIT CORPORATION**

The Association is a nonprofit corporation.

**ARTICLE III- DURATION**

The Association shall exist perpetually.

**ARTICLE IV- PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized in accordance with, and shall operate for nonprofit purposes pursuant to, the Texas Business Organizations Code, and does not contemplate pecuniary gain or profit to its members. The Association is formed for the general purposes of exercising the rights and powers and to perform the duties and obligations of a Texas property owners association, in accordance with applicable State law, including, without limitation, all of the powers and privileges, and performing all of the duties and obligations, of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Central Park Square that is to be recorded in the Official Public Records of Galveston County, Texas, as the same may be amended from time to time (the "Declaration"). Without limiting the generality of the foregoing, the Association is organized for the following general purposes:

- (a) to fix, levy, collect, and enforce payment by any lawful means all charges or assessments arising pursuant to the terms of the Declaration;
- (b) to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the Association's property; and
- (c) to have and to exercise any and all powers, rights, and privileges which a nonprofit entity organized under the Texas Business Organizations Code may now, or later, have or exercise.

The above statement of purposes shall be construed as a statement of both purposes and powers. The purposes and powers stated in each of the clauses above shall not be limited or restricted by

reference to, or inference from, the terms and provisions of any other such clause, but shall be broadly construed as independent purposes and powers.

#### ARTICLE V- REGISTERED OFFICE; REGISTERED AGENT

The street address of the initial registered office of the Association is 3250 Briarpark, Ste. 100, Houston, TX 77042. The name of its initial registered agent at such address is Greg Clutter.

#### ARTICLE VI- MEMBERSHIP

The Association is a nonstock membership organization. Membership in the Association shall be as defined and set forth in the Declaration, and is dependent upon ownership of a property interest. Any person or entity acquiring a property interest as set forth in the Declaration shall automatically become a member of the Association. Membership in the Association shall be appurtenant to, and shall run with, the property interest. The foregoing shall not be deemed or construed to include persons or entities holding a property interest merely as security for performance of an obligation. Membership may not be severed from or in any way transferred, pledged, mortgaged, or alienated except together with the title to the qualifying property interest, and then only to the transferee of title to such property interest.

#### ARTICLE VII- VOTING RIGHTS

Voting rights of the members of the Association shall be determined as set forth in the Declaration. No owner, other than the Declarant (as defined in the Declaration) under the Declaration, shall be entitled to vote at any meeting of the Association until such owner has presented to the Association evidence of ownership of a qualifying property interest in the Property (as defined in the Declaration).

#### ARTICLE VIII- BOARD OF DIRECTORS

The affairs of the Association shall be managed by an initial Board of Directors consisting of three (3) individuals, who need not be members of the Association. The Board shall fulfill all of the functions of, and possess all powers granted to, Boards of Directors of nonprofit corporations pursuant to the Texas Business Organizations Code. The number of Directors of the Association may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of initial Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Greg Clutter	3250 Briarpark, Ste. 100, Houston, TX 77042
Chris Barnes	3250 Briarpark, Ste. 100, Houston, TX 77042
Carrie Carlson	3250 Briarpark, Ste. 100, Houston, TX 77042

As set forth in the Declaration, the initial directors serve at the pleasure of the Declarant, and who will serve until the earlier of the appointment of a successor by Declarant or their successor is elected by the members of the Association as set forth in the Declaration. All of the powers and prerogatives of the Association shall be exercised by the initial Board of Directors named above until the first annual meeting of the Association.

## ARTICLE IX- LIMITATION OF DIRECTOR LIABILITY

A director of the Association shall not be personally liable to the Association or its members for monetary damages for any act or omission in his capacity as a director, except to the extent otherwise expressly provided by a statute of the State of Texas. Any repeal or modification of this Article shall be prospective only, and shall not adversely affect any limitation of the personal liability of a director of the Association existing at the time of the repeal or modification.

## ARTICLE X- INDEMNIFICATION

Each person who acts as a director, officer or committee member of the Association shall be indemnified by the Association against any costs, expenses and liabilities which may be imposed upon or reasonably incurred by him in connection with any civil or criminal action, suit or proceeding in which he may be named as a party defendant or in which he may be a witness by reason of his being or having been such director or officer or by reason of any action alleged to have been taken or omitted by him in either such capacity. Such indemnification shall be provided in the manner and under the terms, conditions and limitations set forth in the Bylaws of the Association. The Association may also indemnify a person who is or was an employee, agent, trustee, attorney or other representative of the Association, against any liability asserted against or incurred by such person acting in that capacity.

## ARTICLE XI- DISSOLUTION

The Association may be dissolved with the written and signed assent of not less than ninety percent (90%) of the total number of votes of the Association, as determined under the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

## ARTICLE XII- ACTION WITHOUT MEETING

Any action required by law to be taken at any annual or special meeting of the members of the Association, or any action that may be taken at any annual or special meeting of the members of the Association, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the number of members having the total number of votes of the Association necessary to enact the action taken, as determined under the Declaration or this Certificate of Formation.

### ARTICLE XIII- AMENDMENT

This Certificate of Formation may be unilaterally amended without notice to or a vote of the Members to the extent set forth in the Declaration by the Board of Directors or by the Declarant. For all other purposes, an amendment of this Certificate of Formation shall be by proposal submitted to the membership of the Association. Any such proposed amendment submitted to the membership shall be adopted only upon an affirmative vote by the holders of a minimum of two-thirds (2/3) of the total number of votes of the Association, as determined under the Declaration. In the case of any conflict between the Declaration and this Certificate of Formation, the Declaration shall control; and in the case of any conflict between this Certificate of Formation and the Bylaws of the Association, this Certificate of Formation shall control.

### ARTICLE XIV- ORGANIZER

The name of the organizer is W. Charles Scheihing whose address is 5501 LBJ Fwy, Suite 220, Dallas, TX 75240.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand, on January 5, 2021.



W. Charles Scheihing, Organizer