

V711990

THE STATE OF TEXAS §
THE COUNTY OF HARRIS §

04/05/02 300731043 V711990 \$19.00

Affidavit

Before me, the undersigned authority, on this day personally appeared Mark B. Bonning, President of the Saddle Ridge Estates Property Owners Association, Inc. (the "Association"), who, after being by me duly sworn, upon oath stated and said:

"My name is Mark B. Bonning. I am over eighteen (18) years of age; I have never been convicted of a crime, and I am fully competent to make this Affidavit, and have personal knowledge of the facts stated herein. I hereby further depose and say:

"Pursuant to Chapter 202.006 of the Texas Property Code, this Affidavit will formalize and record the following dedicatory document(s) for the Association previously not filed for record in the Public Records of Real Property of Harris County, Texas. The property to which this Affidavit applies is described as follows:

"SADDLE RIDGE ESTATES, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 510 066 of the Map Records of Harris County, Texas."

"The dedicatory instrument(s) being filed of record are as follows:

Articles of Incorporation, dated March 25, 2002, and filed with the office of the Texas Secretary of State on March 26, 2002.

"The above described documents are, to the best of my knowledge and belief, true and correct copies of the dedicatory documents applicable to the operation of the Association, and I am authorized to make this Affidavit in the capacity stated."

Further, the Affiant sayeth not.

Mark B. Bonning
Name: Mark B. Bonning

*con
roll*

SWORN TO AND SUBSCRIBED BEFORE ME, on April 3, 2002.



W.A. Callegari Jr.
Notary Public in and for the State of Texas

THE STATE OF TEXAS
THE COUNTY OF HARRIS

This instrument was acknowledged before me on April 3, 2002, by Mark B. Bonning, President of Saddle Ridge Estates Property Owners Association, Inc., on behalf of said corporation.



W.A. Callegari Jr.
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

EIKENBURG & STILES, PC
1021 MAIN STREET, SUITE 1900
HOUSTON, TX 77002-6603

19

6558-99-855

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

Gwyn Shea
Secretary of State



Office of the Secretary of State

**CERTIFICATE OF INCORPORATION
OF**

Saddle Ridge Estates Property Owners Association, Inc.
Filing Number: 800068496

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation 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: 03/26/2002

Effective: 03/26/2002



A handwritten signature in cursive script that reads "Gwyn Shea".

Gwyn Shea
Secretary of State

Come visit us on the internet at <http://www.sos.state.tx.us/>

PHONE(512) 463-5555
Prepared by: Linda Genuenden

FAX(512) 463-5709

TTY7-1-1

4550-99-0555

Articles of Incorporation of

Saddle Ridge Estates Property Owners Association, Inc.

A Non-Profit Corporation

The incorporator adopts the following Articles of Incorporation for Saddle Ridge Estates Property Owners Association, Inc. (hereinafter the "Association") under the Texas Non-Profit Corporation Act (hereinafter the "Act").

1. **Name.** The name of the Association is Saddle Ridge Estates Property Owners Association, Inc.

2. **Non-Profit Corporation.** The Association is a non-profit corporation.

3. **Duration.** The period of its duration is perpetual.

4. **Purposes.** The purposes for which the Association is organized are:

a. To exercise, promote, and protect the privileges and interests of the property owners of Saddle Ridge Estates, as recorded in the Map Records of Harris County, Texas, and the property owners of all sections thereof which may henceforth be filed of record in the office of the County Clerk of Harris County, Texas (hereinafter "Saddle Ridge Estates").

b. To provide for maintenance and preservation of the properties subject to the Declaration of Covenants, Conditions and Restrictions for Saddle Ridge Estates, which shall be filed of record in the Real Property Records of Harris County, and any and all amendments thereto (hereinafter the "Declaration"), to provide for maintenance and preservation of the properties subject to the Declaration of any future sections of Saddle Ridge Estates, and to promote the health, safety, welfare, civic pride and aesthetic values of the residents within Saddle Ridge Estates.

c. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, and as may be amended from time to time.

d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments under the Declaration; to pay all office and other expenses incident to the conduct of the business of the Association.

e. To have and exercise any and all powers, rights and privileges which an Association organized under the Act may by law now or hereafter have or exercise, provided that none of the

purposes set out shall be construed to authorize the Association to do any act in violation of the Act, and all such objects or purposes are subject to Act.

f. The Association is prohibited from engaging in any activity which would constitute a regular business of a kind ordinarily carried on for profit.

g. The Association is organized pursuant to the Act, does not contemplate pecuniary gain or profit to its members, and is organized for non-profit purposes.

5. **Scope of Activity.** The Association shall have the power, either directly or indirectly, either alone or in conjunction with others, to do any and all lawful acts which may be necessary, suitable, or desirable, for the accomplishment of any or all of the purposes for which the Association is organized.

6. **Income and Distribution.** No part of the income of the Association shall inure to the benefit of, or be distributable to, any member, trustee, officer, or director of the Association, or other private person, except that the reasonable compensation may be paid for services rendered to or for the Association affecting one or more of its purposes. No member, trustee, officer, or director of the Association, or other private person, shall be entitled to share in the distribution of any of the Association's assets upon dissolution of the Association. If the Association is dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes.

7. **Distribution on Dissolution or Liquidation.** In the event of dissolution or liquidation of the Association, whether voluntary or involuntary, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all the assets of the Association dedicating said assets to a public body or by conveying said assets to a non-profit organization with purposes similar to the Association. However, pursuant to Article 1396-6.02 of the Act, assets of the Association may be distributed for purposes, or to organizations, that are not tax exempt.

8. **Membership.** Every person who is a lot owner in Saddle Ridge Estates shall be a member of the Association. Membership is appurtenant to and inseparable from ownership of each lot in Saddle Ridge Estates. The Association shall have two (2) classes of members as provided in the Declaration.

9. **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 statute 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.

10. **Indemnification of Officers and Directors.** The Association shall indemnify, to the maximum extent permissible under law, including but not limited to Article 1396-2.22A of the Act, any officer or director, or former officer or director, of the Association against all costs and expenses, including but not limited to attorneys' fees actually and necessarily incurred by him in connection with the defense of any action, suit, or proceeding in which he is made a party by reason of being or having been an officer or director, except in relation to matters as to which he shall be adjudged in such action, suit, or proceeding to be liable for gross negligence or intentional misconduct, as defined and determined by the Association's Board of Directors, in performance of his duties. Such indemnification shall not be deemed exclusive of any other rights to which an officer or director may be entitled under any bylaw, agreement, corporate resolution, vote of directors or members, or otherwise.

11. **Prudent Conduct.** No person shall be liable to the Association for any loss or damage suffered by it resulting from any action or admitted to be taken by him as a director or officer of the Association in good faith and as if such person exercised or used the same degree of care and skill as a prudent man would have exercised or used in the same or similar circumstances in the conduct of his own affairs.

12. **Interested Director - Quorum Voting.** No contract or other transaction between the Association and any other Corporation, and no act of the Association in relation to any other Corporation shall (in the absence of fraud) be invalidated or otherwise affected by the fact that a director of the Association may be interested in or be a director or officer of the other Corporation. Any director of the Association may vote upon a contract or other transaction between the Association and any subsidiary, parent, or affiliated Corporation without regard to the fact that he may also be a director of the subsidiary, parent or affiliated Corporation. Any director of the Association (or any firm or Corporation of which any director may be a member) may be a party to, or interested in, any contract or transaction to be taken. Any director may be counted to determine the existence of a quorum at any meeting of the Board of Directors which shall authorize any such contract or transaction.

13. **Amendment.** The amendment of these Articles of Incorporation requires the approval of not less than a majority of each class of members.

14. **Registered Agent.** The name of the initial registered agent of the Association and the address of the initial registered office of the Association is:

R. Charles Stiles
c/o Eikenburg & Stiles, P. C.
1021 Main Street, Suite 1900
Houston, Texas 77002

15. **Directors.** The number of directors constituting the board of directors (except for the initial board of directors) of the Association shall be fixed by the bylaws. The number of directors

constituting the initial board of directors consists of three (3) directors and the name and address of such persons who are to serve as director until the first meeting of the members or until his or her successor is elected and qualified is:

Mark B. Bonning
16915 Bridle Oak Drive
Cypress, Texas 77429

Tamara Bonning
16915 Bridle Oak Drive
Cypress, Texas 77429

Marvin L. Steakley
8906 Bace Road
Houston, Texas 77055

16. **Initial Bylaws.** The initial bylaws shall be adopted by the board of directors. The power to amend, or repeal the bylaws or adopt new bylaws is vested in the board of directors, subject to repeal or change by action of the members.

17. **Incorporator.** The incorporator is at least 18 years of age and a resident of the State of Texas. The name and address of the incorporator is:

R. Charles Stiles
c/o Eikenburg & Stiles, P.C.
1021 Main Street, Suite 1900
Houston, Texas 77002

1898-99-853

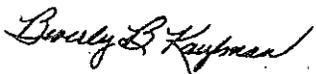
As incorporator, I execute these Articles of Incorporation on the 25th day of March, 2002.


R. Charles Stiles

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 on

APR -5 2002




COUNTY CLERK
HARRIS COUNTY, TEXAS


COUNTY CLERK
HARRIS COUNTY, TEXAS
2002 APR -5 PM 4:11
FILED