



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION
OF

PECAN ACRES HOMEOWNERS' ASSOCIATION, INC.
CHAPTER NUMBER 562221

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 MAY 14, 1981



Lee Staker Jr.
Secretary of State

FILED
In the Office of the
Secretary of State of Texas.

MAY 14 1981

CLERK OF
Corporation Division

ARTICLES OF INCORPORATION

OF

PECAN ACRES HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) 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 I

The name of the corporation is PECAN ACRES HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

The corporation is a non-profit corporation.

I certify the above to be a true and correct copy of the original instrument.
TEXAS TITLE COMPANY

ARTICLE III

The period of its duration is perpetual.

By *Linda Berger*

ARTICLE IV

Subject to Part IV of the Texas Miscellaneous Corporation Laws Act, the purposes for which the corporation is organized are:

To operate, manage, maintain and administer the affairs of Pecan Acres Condominiums, a condominium project established pursuant to the Condominium Act of the State of Texas, Article 1301a of the Texas Revised Civil Statutes, and that certain Declaration and Master Deed for Pecan Acres Condominiums, recorded in the Condominium Records of Tarrant County, Texas (the "Declaration and Master Deed").

To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of Pecan Acres Condominiums as a condominium project in accordance with the Declaration and Master Deed.

ARTICLE V

Each Owner shall be a member of the corporation and no other person or entity shall be entitled to membership. No Owner shall be required to pay any consideration whatsoever solely for his membership in the corporation.

The share of an Owner in the funds and assets of the corporation cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Unit in the Condominium Project.

Each Owner shall be entitled to a vote, the value of which shall equal the total of the percentages of value assigned to the Units owned by such Owner as set forth in the Declaration and Master Deed.

No Owner, other than Developer, shall be entitled to vote at any meeting of the corporation until such Owner has presented evidence of ownership of a Unit in the Condominium Project to the corporation. The vote of each Owner may only be cast by such Owner or by a proxy given by such Owner to his duly authorized representative. If title to a Unit shall be in the name of two or more Owners, any one of such Owners may vote as the Owner of the Unit at any meeting of the corporation and such vote shall be binding on such other Owners who are not present at such meeting until written notice to the contrary has been received by the corporation in which case the unanimous action of all such Owners (in person or by proxy) shall be required to cast their vote as Owners. If two or more of such Owners are present at any meeting of the corporation, then unanimous action shall be required to cast their vote as Owners.

An Owner in default of any provisions of the Declaration and Master Deed shall not be entitled to vote at any meeting of the corporation so long as such default is in existence.

The terms "Condominium Project", "Developer", "Owner", and "Unit", as used herein, shall have the same meaning as set forth in the Declaration and Master Deed.

ARTICLE VI

The street address of the initial registered office of the corporation is 1808 Woodridge Drive, Arlington, Texas 76013, and the name of the initial registered agent at such address is Norman A. Miner.

ARTICLE VII

The number of directors of the corporation shall be fixed by the by-laws of the corporation but shall not be less than three (3). The number of directors constituting the initial Board of Directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial Board of Directors are:

<u>Name</u>	<u>Address</u>
Norman A. Miner	1808 Woodridge Drive Arlington, Texas 76013
Marilyn A. Miner	1808 Woodridge Drive Arlington, Texas 76013
James C. Nokes	2404 Garden Park Court Arlington, Texas 76013

ARTICLE VIII

The names and addresses of the incorporators are:

<u>Name</u>	<u>Address</u>
Norman A. Miner	1808 Woodridge Drive Arlington, Texas 76013
Marilyn A. Miner	1808 Woodridge Drive Arlington, Texas 76013
James C. Nokes	2404 Garden Park Court Arlington, Texas 76013

IN WITNESS WHEREOF, we have hereunto set our hands this 8th day of

May, 1981.

Norman A. Miner
Norman A. Miner

Marilyn A. Miner
Marilyn A. Miner

James C. Nokes
James C. Nokes

THE STATE OF TEXAS X

COUNTY OF TARRANT X

8th, LINDA BELGER, a notary public, do hereby certify that on this 8th day of May, 1981, personally appeared before me Norman A. Miner, Marilyn A. Miner and James C. Nokes, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing instrument as incorporators, and that the statements therein contained are true.

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

Linda Belger
NOTARY PUBLIC, TARRANT COUNTY,
TEXAS