

FILED
In the Office of the
Secretary of State of Texas

OCT 26 1976

ARTICLES OF INCORPORATION

OF

MORITZ VILLAGE TOWNHOMES

James L. Nelson
Deputy Director, Corporation Division

We, the undersigned natural persons of the age of eighteen years or more, at least two 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 as Articles of Incorporation for such corporation.

ARTICLE ONE

NAME

The name of the corporation is MORITZ VILLAGE TOWNHOMES, hereinafter sometimes called the "corporation or the "Association".

ARTICLE TWO

NON-PROFIT

The corporation is a non-profit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES AND POWERS

The purpose or purposes for which the corporation is organized are to provide for maintenance, preservation and architectural control of the residence lots and common area within that certain tract of land situated in Houston, Harris County, Texas, to-wit:

(SEE ATTACHED EXHIBIT "A")

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Master Declaration for MORITZ VILLAGE TOWNHOMES, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Official Public Records of Real Property of Harris County, Texas, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment, by any lawful means, of all charges, or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property by the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each

class of members, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise;

(h) to fix, levy, collect and enforce payment by lawful means of all charges or assessments affecting such a condominium regime; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation and all licenses, franchise taxes and governmental charges levied or imposed against any property of the corporation.

ARTICLE FIVE

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to

assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE SIX

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised by the person or persons having a majority interest but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to four (4) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on January 1, 1978.

ARTICLE SEVEN

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association, provided the number is never less than five (5). Until the election of directors at the first annual meeting of the members the initial board of directors shall so serve.

At the first annual meeting the members shall elect five directors for a term of two years, and at each annual meeting thereafter the members shall elect five directors for a term of year.

ARTICLE EIGHT

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE NINE

AMENDMENTS

Amendment of these Articles shall require the assent of three-fourths (3/4) of the votes of the entire membership of each class of members.

ARTICLE TEN

REGISTERED AGENT

The street address of the initial registered office of the corporation is 2710 Briarhurst, No. 7, Houston, Texas, and the name of its registered agent at such address is ROBERT PAUL RUSSELL.

ARTICLE ELEVEN

INITIAL BOARD OF DIRECTORS

The number of directors constituting the initial board of directors of the corporation is three and the names and addresses of the persons who are to serve as the initial directors are:

Robert Paul Russell
2710 Briarhurst, No. 7
Houston, Texas 77027

Willis Lucas
2710 Briarhurst, No. 9
Houston, Texas 77027

Mary Chavanne
806 Waugh Drive
Houston, Texas 77007

ARTICLE TWELVE

INCORPORATORS

The name and street address of each incorporator is:

Robert Paul Russell
2710 Briarhurst, No. 7
Houston, Texas 77027

Willis Lucas
2710 Briarhurst, No. 9
Houston, Texas 77027

Mary Chavanne
806 Waugh Drive
Houston, Texas 77007

ARTICLE THIRTEEN

CUMULATIVE VOTING DENIED

No member of the corporation shall have the right to cumulate his votes for the election of directors.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25th day of October, 1976.

Robert Paul Russell
ROBERT PAUL RUSSELL

Willis Lucas
WILLIS LUCAS

Mary Chavanne
MARY CHAVANNE

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

I do hereby certify that on this 25th day of October, 1976, personally appeared before me, ROBERT PAUL RUSSELL, WILLIS LUCAS, and MARY CHAVANNE, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document 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.



Sandra Young
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS

All that certain tract or parcel of land in the A.H. Osborne Survey, Abstract No. 610 in the City of Houston, in Harris County, Texas, being out of and a part of that certain 50 acre tract conveyed to Morritz Pech by deed recorded in Volume 84 Page 88 of the Deed Records of Harris County, Texas, and also being a part of those two 7.08 acre tracts, one conveyed to August O. Pech by deed recorded in Volume 1067 Page 689 of the Deed Records, and one conveyed to Walter A. Pech by deed recorded in Volume 907 Page 549 of the Deed Records, said tract herein being more particularly described as follows:

BEGINNING at a point in the West line of said Morritz Pech 50 acre tract located 879.4 feet South 0° 53' 40" East of the South line of Long Point Road, said point also being 70.6 feet North 0° 53' 40" West of the Southwest corner of the August O. Pech 7.08 acre tract and Northwest corner of the Walter A. Pech 7.08 acre tract above referred to;

THENCE South 0° 53' 40" East, along the West line of said Pech 50 acre tract and August O. Pech 7.08 acre tract, a distance of 70.6 feet to the common corner of said August O. Pech and Walter A. Pech 7.08 acre tracts;

THENCE South 0° 36' East, along the West line of said Morritz Pech and Walter A. Pech tracts, a distance of 288 feet to a point for corner;

THENCE East 134.57 feet to a point for corner in the West line of Moritz Drive;

THENCE North along the West line of the Moritz Drive, a distance of 358.6 feet to a point for corner;

THENCE West 139.5 feet to the PLACE OF BEGINNING.

EXHIBIT "A"
TO
ARTICLES OF INCORPORATION OF
MORITZ VILLAGE TOWNHOMES

FILED FOR RECORD

12:26:37 PM

Monday, September 12, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, September 12, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS