



**ARTICLES OF INCORPORATION**  
**LEGENDARY OAKS PROPERTY OWNERS ASSOCIATION, INC.**

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We the undersigned, all legal age and sound mind and body, hereby agree to establish a non-profit corporation in the State of Texas, and further agree to the following Articles of Incorporation.

**ARTICLE I.**  
**NAME OF CORPORATION**

This corporation will be named Legendary Oaks Property Owners Association, Inc. (hereinafter referred to as the "Association"), located at 52097 U.S. 290, Hempstead, Texas 77445.

**ARTICLE II.**  
**NON-PROFIT CORPORATION**

The corporation will be a non-profit corporation.

**ARTICLE III.**  
**DURATION**

The period of the corporation's duration is perpetual.

**ARTICLE IV.**  
**PURPOSE**

As mandated in the "*Declaration of Reservations - Legendary Oaks - County of Waller, Texas*" dated December 14, 1999 and filed in Volume 0638, Page 952 of the official records of Waller County, Texas, this corporation was to be formed when fifty percent (50%) of the lots in the Legendary Oaks Subdivision were deeded to individual Lot Owners.

The purpose of the corporation is to create a non-profit association whereby the collective rights and interests of all homeowners in Legendary Oaks Subdivision will be respected and preserved. The Association will protect property values, meet the expectations of all homeowners, cultivate a true sense of community and active homeowner involvement as well as protect the community's financial health. The Association will create balance between the preferences of individual residents and the collective rights of homeowners.

Notwithstanding any other provisions of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization under Section 501(c)3 of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended.

**ARTICLE V.  
REGISTERED AGENT**

The initial registered agent for Legendary Oaks Property Owners Association, Inc. is Cindy Pearce, located at 257 Lawrence Marshall Drive, Hempstead, Texas 77445.

**ARTICLE VI.  
INCORPORATORS AND OFFICERS**

The persons constituting the incorporators and the initial Board of Directors is four (4), and the names and addresses of these persons, who are to serve as directors until their successors are elected and qualified as outlined in the Bylaws are:

<u>Title</u>	<u>Name</u>	<u>Address</u>
President	Cindy Pearce	257 Lawrence Marshall Drive Hempstead, Texas 77445
Vice-President	Glenn Morrish	230 Birdie Drive Hempstead, Texas 77445
Treasurer	Julie Kroeger	110 Lawrence Marshall Drive Hempstead, Texas 77445
Secretary	Jeana Bellinger	242 Lawrence Marshall Drive Hempstead, Texas 77445

**ARTICLE VII.  
MEMBERS**

The corporation shall have members. The eligibility, rights and obligations of the members will be determined by the Bylaws.

**ARTICLE VIII.  
FINANCIAL STATEMENTS**

The corporation shall have financial statements. The financial statements will be distributed as determined by the Bylaws.

**ARTICLE IX.  
LIABILITY**

No officer of Legendary Oaks Property Owners Association, Inc. shall be personally liable or responsible for the debts or obligations of the Association.

**ARTICLE X.  
REGULATION**

This document, and the corporation established herein, is subject to the laws and regulations of the State of Texas.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, We the undersigned, constituting the incorporators of this corporation, have executed these Articles of Incorporation on this the 9 day of January, 2020

Cindy Pearce

Cindy Pearce, President  
Incorporator No. 1

[Signature]

Glenn Morrish, Vice-President  
Incorporator No. 2

[Signature]

Julie Kroeger, Treasurer  
Incorporator No. 3

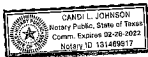
[Signature]

Jeana Bellinger, Secretary  
Incorporator No. 4

THE STATE OF TEXAS     §  
  §  
COUNTY OF WALLER     §

BEFORE ME, the undersigned authority, on this the 9 day of January, 2020, personally appeared Cindy Pearce, Glenn Morrish, Julie Kroeger, and Jeana Bellinger, who being by me first duly sworn, declared that they are the incorporators of the foregoing corporation, that they signed the foregoing document as such, and that the statements contained therein are true and correct.

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



[Signature]  
Notary Public, State of Texas

Printed Name of Notary: Candi L Johnson

My Commission Expires: 02-28-2022

**FILED AND RECORDED**

**Instrument Number: 2001068**

Filing and Recording Date: 01/30/2020 01:24:33 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Aranaaga, Deputy

Returned To:  
CINDY PEARCE