

Articles of Incorporation

Clear Creek Forest Section 11 Property Owners Association Inc.

Order: 9L5P7553V
Address: 24454 Pipestem Dr
Order Date: 08-16-2021
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FILED
In the Office of the
Secretary of State of Texas

DEC 07 1983

Clerk F
Corporations Section

ARTICLES OF INCORPORATION
OF
CLEAR CREEK FOREST, SECTION 11,
PROPERTY OWNERS ASSOCIATION, INC.

We, the undersigned natural persons of the age of eighteen (18) 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 ONE

NAME

The name of the corporation is Clear Creek Forest, Section 11, Property Owners Association, Inc.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

The purposes for which the corporation is organized are:

- (a) To aid, promote and develop the common good, general

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welfare, health and safety of the residents and property owners of Clear Creek Forest, Section 11, a subdivision in Montgomery County, Texas.

(b) To enforce all covenants and restrictions imposed in Clear Creek Forest, Section 11, and to collect all assessments and charges provided for in such covenants and restrictions and use the proceeds therefrom for the purposes set forth in such covenants and restrictions and in these Articles.

(c) To have and exercise all rights and powers conferred on nonprofit corporations under the laws of Texas, or which may hereinafter be conferred, including the power to contract, rent, buy or sell personal or real property.

(d) To do all other acts necessary or expedient to the administration of the affairs and attainment of the purposes of this corporation.

(e) Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.

This corporation is organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes.

ARTICLE FIVE

MEMBERSHIP AND VOTING RIGHTS

Every person or entity who is the owner of any lot within Clear Creek Forest, Section 11 shall be a member of the Corporation. For the purpose of determining membership, such ownership will be deemed to have vested upon delivery of a duly executed Deed or Contract for Purchase to such owner.

Members shall be entitled to one vote for each lot in which they own the interest required for membership. When more than one person holds such interests in any lot, all such persons shall be members and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

ARTICLE SIX

INITIAL REGISTERED AGENT AND OFFICE

The corporation's initial registered agent for service of process shall be Joe W. Key. The street address of the initial registered agent's office shall be: 732 Pelican, Magnolia, Texas 77355.

ARTICLE SEVEN

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 board of directors are:

Joe W. Key
732 Pelican
Magnolia, Texas 77355

Truley Steward
12 Fantail Lane
Magnolia, Texas 77355

Mrs. Charles J. Lightfoot
618 Boblink
Magnolia, Texas 77355

ARTICLE EIGHT

INCORPORATORS

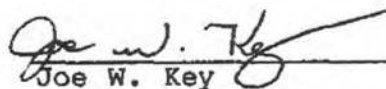
The name and street address of each incorporator is:

Joe W. Key
732 Pelican
Magnolia, Texas 77355


Truley Steward
12 Fantail Lane
Magnolia, Texas 77355

Mrs. Charles J. Lightfoot
618 Boblink
Magnolia, Texas 77355


IN WITNESS WHEREOF, we have hereunto set out hands,
this 22nd day of November, 1983.



Joe W. Key



Truley Steward



Mrs. Charles J. Lightfoot

THE STATE OF TEXAS

COUNTY OF Montgomery

I, Connie S Cottingham, a notary public, do hereby certify that on the 22nd day of November, 1983, personally appeared Joe W. Key, Truley Steward and Mrs. Charles J. Lightfoot, 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 written.

Connie S Cottingham
Notary Public
State of Texas
My Commission Expires: _____

CONNIE S. COTTINGHAM
Notary Public in and for State of Texas
My Commission Expires 11-04-85

GDB/csc/2BAof ICC

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