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Notice  
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**SECRETARY'S CERTIFICATE**

**FOR**


**REGENCY COURT HOMEOWNERS ASSOCIATION, INC.**

The undersigned is the duly acting and qualified Secretary of **REGENCY COURT HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association"), the Association set forth and described in that certain "**CONDOMINIUM DECLARATION FOR REGENCY COURT TOWNHOMES CONDOMINIUM**" recorded in Volume 126, Page 125 of the Condominium Records of Harris County, Texas, together with all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"); the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the attached documents are true and correct copies of the originals of same:

- (i) Certificate of Incorporation and Articles of Incorporation, Regency Court Homeowners Association, Inc., filed in the Office of the Secretary of State, State of Texas, on September 9, 1982; and
- (ii) Bylaws of Regency Court Homeowners Association, Inc.

The above described and attached documents are being recorded in the Public Records of Harris County, Texas pursuant to the requirements of Section 202.006 of the Texas Property Code.

The undersigned has hereunto set his/her hand at Houston, Texas this 1<sup>st</sup> day of August, 2012.

  
 \_\_\_\_\_  
 (signature) Koby Shalev  
 \_\_\_\_\_  
 (name printed)  
 Secretary of **REGENCY COURT HOMEOWNERS ASSOCIATION, INC.**

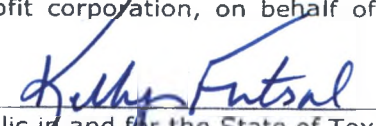
*[Handwritten mark]*

**THE STATE OF TEXAS**

**COUNTY OF HARRIS**

This instrument was acknowledged before me on the 1<sup>st</sup> day of August 2012, by Koby Shalev, Secretary of **REGENCY COURT HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas

**FILED FOR RECORD  
8:00 AM**

**AUG 13 2012**

*Stan Stewart*  
County Clerk, Harris County, Texas

RP 083-47-0179



# The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED that  
Articles of Incorporation of

REGENCY COURT HOMEOWNERS ASSOCIATION, INC.

File No. 621579-01

were filed in this office and a certificate of incorporation was issued to this corporation,  
and no certificate of dissolution is in effect and the corporation is currently in existence.

*IN TESTIMONY WHEREOF, I have hereunto  
signed my name officially and caused to be  
impressed hereon the Seal of State at my office in  
Austin, Texas on March 10, 2000.*



Elton Bomer  
Secretary of State

BAM

2003-11-12 17:39:02

Non-Profit



# The State of Texas

SECRETARY OF STATE

CERTIFICATE OF INCORPORATION  
OF

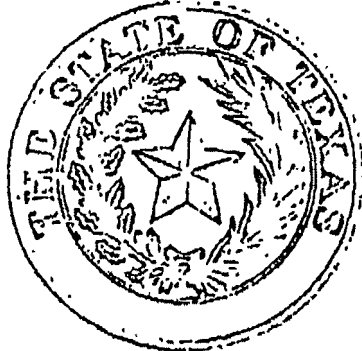
REGENCY COURT HOMEOWNERS ASSOCIATION, INC.  
CHARTER NO. 621579

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 pursuant to the provisions of the Texas Non-Profit Corporation Act, 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 SEPT 9 19 82

  
Secretary of State



SSS

RP 003-47-0103

ARTICLES OF INCORPORATION  
OF  
REGENCY COURT HOMEOWNERS ASSOCIATION, INC.  
(A Texas Non-Profit Corporation)

FILED  
In the Office of the  
Secretary of State of Texas  
SEP 09 1982  
Clark A  
Corporations Section

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 (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act (hereinafter called the "Act") do hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

NAME

The name of the Corporation is REGENCY COURT HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

NON-PROFIT CORPORATION

The Corporation is a non-profit corporation.

ARTICLE III

DURATION

The period of the duration of the Corporation is perpetual.

ARTICLE IV

PURPOSES AND POWERS

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a Condominium Project, as provided in the Condominium Declaration of REGENCY COURT TOWNHOME CONDOMINIUMS (hereinafter referred to as the "Declaration"), located in Harris County, Texas.

2. The general purposes and powers are:

- a. To promote the common good, health, safety and general welfare of the residents within the Property;
- b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the

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Office of Public Records of Real Property in the Office of Public Records of Real Property in the Office of the County Clerk of Harris County, Texas, the Declaration being incorporated herein by reference for all purposes;



- c. To enforce applicable provisions of the Declaration By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;
- d. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;
- e. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the Act may now or hereafter have or exercise;
- f. To acquire (by purchase, grant or otherwise), annex and merge, 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 Corporation;
- g. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and
- h. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall

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not be limited or restricted by reference to or interference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the 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 the Corporation.

ARTICLE V

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Corporation is 5051 Westheimer, Suite 1600, Houston, Texas 77056, and the name of its initial registered agent at such address is Frank Hudson.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons are:

<u>NAME</u>	<u>ADDRESS</u>
Frank Hudson	5051 Westheimer, Suite 1600 Houston, Texas, 77056
Walter F. Worth	5051 Westheimer, Suite 1600 Houston, Texas 77056
Alec Hudson	5051 Westheimer, Suite 1600 Houston, Texas 77056

At the first annual meeting of the Members of the Association, or any annual meeting thereafter, or special meeting of the Association called for that purpose, the number of Directors may be increased to seven (7).

ARTICLE VII

INCORPORATORS

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Frank Hudson	5051 Westheimer, Suite 1600 Houston, Texas 77056
Walter, F. Worth	5051 Westheimer, Suite 1600 Houston, Texas 77056
Alec Hudson	5051 Westheimer, Suite 1600 Houston, Texas 77056

FOR INFORMATION

ARTICLE VIII

MEMBERSHIP

The authorized number of and qualifications for Membership in the Corporation along with the appurtenant voting rights and other privileges due Unit Owners in the Condominium Project shall be as set out in the Declaration. Every person or entity who is a record Owner of a fee or undivided fee interest in any Unit which is subject to the Declaration, including contract sellers, shall be a Member of the Corporation. 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 Unit which is subject to assessment by the Corporation.

ARTICLE IX

DISSOLUTION

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the object and purposes for which the Corporation is formed, and shall not accrue to the benefit of any Director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

IN WITNESS WHEREOF, we have hereunto set out hands this 9th day of September, 1982, A.D.

Frank Hudson  
Frank Hudson

Walter F. Worth  
Walter F. Worth

Frank Hudson  
Frank Hudson

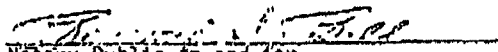
RP 083-47-0185

THE STATE OF TEXAS

COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that on this 9th day of September, 1982 personally appeared before me FRANK HUDSON, WLATER F. WORTH and ALEC HUDSON, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing documents as Incorporators, and that the statements therein contained are true.

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

  
Notary Public in and for  
Harris County, Texas

DONICE I. BELL  
Notary Public, State of Texas  
My Commission Expires August 23, 1985

RP 083-47-0186