

# BUTLER & HAILEY

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

ROY D. HAILEY  
BOARD CERTIFIED - COMMERCIAL REAL ESTATE LAW  
BOARD CERTIFIED - RESIDENTIAL REAL ESTATE LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION  
RHAILEY@BUTLERHAILEY.COM

RECORDED BY 10021012  
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February 18, 2005

Ms. Debbie Harris  
Chaparral Management Co.  
P.O. Box 681007  
Houston, Texas 77268-1007

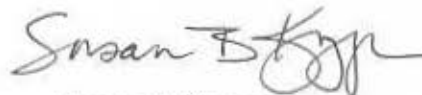
Re: Gosling Pines Homeowners Association, Inc.

Dear Ms. Harris:

Enclosed for your files is the file-stamped "Notice of Dedicatory Instrument for Gosling Pines Homeowners Association, Inc." This was filed with Harris County, Texas under Clerk's File No. Y248816.

Please contact me with any questions or concerns.

Very truly yours,  
**BUTLER & HAILEY**



Susan B. Kryger  
Paralegal

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Enclosure  
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**NOTICE OF DEDICATORY INSTRUMENT**  
*for*  
**GOSLING PINES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the Managing Agent of Gosling Pines Homeowners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

Gosling Pines, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. X697536 and Film Code No. 560069, of the Map records of Harris County, Texas.

*see*

2. Restrictive Covenants. The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Gosling Pines, Section One.

b. Recording Information:

- (1) Harris County Clerk's File Number X762621.

3. Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraph Two (2) above, the following documents are Dedicatory Instrument governing the Association:

- a. Articles of Incorporation of Gosling Pines Homeowners Association, Inc.
- b. By-Laws of Gosling Pines Homeowners Association, Inc.
- c. Resolution Regarding Architectural Guidelines for Gosling Pines Homeowners Association, Inc. Adopted by Unanimous Written Consent of Architectural Review Committee of Gosling Pines Homeowners Association, Inc.

RP 001-38-0740

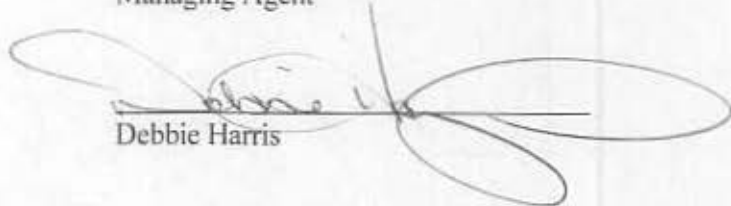
True and correct copies of such Dedicatory Instrument are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 2ND day of FEBRUARY, 2005.

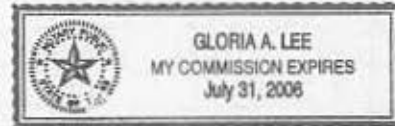
GOSLING PINES HOMEOWNERS  
ASSOCIATION, INC.

By: CMC, Chaparral Management Company,  
Managing Agent

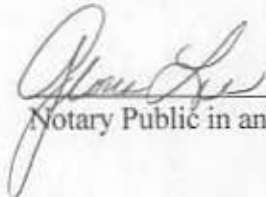
  
Debbie Harris


THE STATE OF TEXAS

COUNTY OF HARRIS



BEFORE ME, the undersigned notary public, on this day personally appeared Debbie Harris of CMC, Chaparral Management Company, Managing Agent of Gosling Pines Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed. SUBSCRIBED AND SWORN TO BEFORE ME on this the 2 day of February, 2005, to certify which witness my hand and official seal.

  
Notary Public in and for the State of Texas

Return to: 

Butler & Hailey, P.C.  
1616 S. Voss, Suite 500  
Houston, Texas 77057

100561

RP 001-38-0741

ARTICLES OF INCORPORATION  
of  
GOSLING PINES HOMEOWNERS ASSOCIATION, INC.

I, the undersigned natural person of the age of eighteen (18) years or more, acting as incorporator 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 GOSLING PINES HOMEOWNERS ASSOCIATION, INC.

ARTICLE TWO  
NON-PROFIT 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 as follows:

(1) The specific and primary purpose for which this corporation is organized is to govern the affairs of that certain property known as Gosling Pines, Section One (1), a Harris County subdivision according to the map or plat thereof recorded under County Clerk's File No. X697536 and Film Code No. 560069 in the Map Records of Harris County, Texas and any other subdivisions brought within the jurisdiction of the corporation (the "Property"). IT SHALL NOT BE ONE OF THE PURPOSES OF THE ASSOCIATION TO PROVIDE SECURITY TO THE RESIDENTS OF THE PROPERTY OR THEIR GUESTS AND INVITEES. NEITHER GOSLING ROAD DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION, ITS SUCCESSORS, ASSIGNS, BENEFICIARIES OR PARTNERS (THE "DECLARANT"), THE ASSOCIATION, ITS BOARD, NOR ITS OFFICERS, DIRECTORS OR ITS AGENTS SHALL EVER IN ANY WAY, BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE PROPERTY NOR SHALL THEY BE LIABLE FOR ANY LOSS OR DAMAGE BY REASON OR ALLEGED FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY.

(2) The general powers of the corporation are:

RP 001-38-0742

RP 681-38-0743

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain instrument entitled "Declaration of Covenants, Conditions, Restrictions and Easements for Gosling Pines, Section One (1)" filed of record in the Official Public Records of Real Property under Harris County Clerk's File No. X762621 (the "Declaration") applicable to the property, and as the same may be amended from time to time as therein provided, as well as the restrictive covenants of any other subdivisions brought within the jurisdiction of the corporation;

(b) fix, levy, collect, and enforce payment by any lawful means, 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 corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(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 corporation;

(d) borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred as provided in its bylaws;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area; and

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

(3) Notwithstanding any of the foregoing 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 purpose of this corporation as set forth in Paragraph (1) of this Article Four, nothing contained in the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its members, or to distribute any gains, profits, or dividends to its members as such, except on dissolution and winding up.

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**

Each Owner, whether one Person or more of a Lot shall, upon and by virtue of becoming such Owner, automatically become and shall remain a Member of the Association until ownership of the Lot ceases for any reason, at which time the membership in the Association shall also automatically cease. Membership in the Association shall be appurtenant to and shall automatically follow the ownership of each Lot and may not be separated from such ownership.

**ARTICLE SIX**  
**VOTING RIGHTS**

The Corporation shall have two classes of voting membership:

Class A. Class "A" Members shall be Owners in the Property with the exception of the Class "B" Member. Class "A" Members shall be entitled to one (1) vote for each Lot of which they are the Owner. In any situation where more than one person holds the interest in a Lot required for membership in the Association, the vote for such Lot shall be exercised as those persons among themselves determine and advise the Secretary of the Association in writing prior to any meeting. In absence of such advise, the vote for such Lot shall be void in the event more than one person seeks to exercise it.

Class B. The Class "B" Member shall be the Declarant who shall be entitled to seven (7) votes for each Lot of which it is the Owner. The Class "B" Membership in the Association shall terminate on the earlier of the following:

- (i) The date the total number of votes of the Class A Members equals the number of votes of the Class B Member, or
- (ii) December 31, 2012 or such earlier date as may be established by Declarant in a written instrument recorded by Declarant in the Official Public Records of Real Property of Harris County, Texas.

**ARTICLE SEVEN**  
**INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the corporation is 3934 F.M. 1960 West, Suite 200, Houston, Texas 77068, and the name of its initial registered agent at such address is Pamela D. Bailey.

**ARTICLE EIGHT**  
**BOARD OF DIRECTORS**

The affairs of the corporation shall be managed by a Board of three (3) Directors, who need not be members of the corporation. The number of directors may be changed by amendment of the



By-Laws of the corporation. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Robert A. Hudson	5555 Fellowship Lane Spring, Texas 77379
Travis Hudson	5555 Fellowship Lane Spring, Texas 77379
Tiffany Roath	5555 Fellowship Lane Spring, Texas 77379

#### **ARTICLE NINE** **INCORPORATOR**

The name and street address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Pamela D. Bailey	3934 F.M. 1960 West, Suite 200 Houston, Texas 77068

#### **ARTICLE TEN** **DISSOLUTION**

The corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of the members. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE ELEVEN** **DURATION**

The corporation shall exist perpetually.

**ARTICLE TWELVE  
AMENDMENTS**

Amendment of these Articles shall require the assent of a majority of both classes of the members of the Association, who are in good standing and entitled to vote.

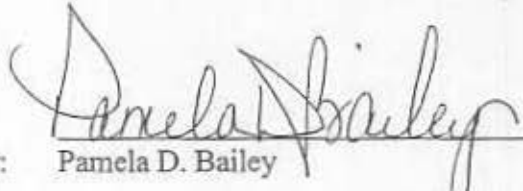
**ARTICLE THIRTEEN  
INDEMNIFICATION**

The Association shall indemnify any director or former director, officer or former officer of the Association to the fullest extent allowed by the Texas Non-Profit Corporation Act.

**ARTICLE FOURTEEN  
WRITTEN CONSENT**

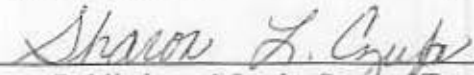
Provided the provisions of Article 1396-9.10C of the Texas Non-Profit Corporation Act are fully complied with, any action required by the Texas Non-Profit Corporation Act to be taken at a meeting of members, directors, or any committee of the corporation or any action that may be taken without a meeting if a consent in writing setting forth the action to be taken is signed by a sufficient number of members, directors, or committee members as would be necessary to take that action at a meeting at which all of the members, directors, or members of the committee were present and voted.

IN WITNESS WHEREOF, we have hereunto set our hand, this 17<sup>th</sup> day of September, 2004.

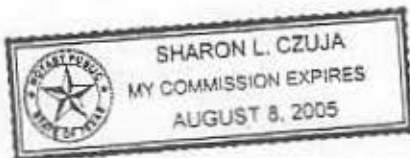
  
By: Pamela D. Bailey

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS    §

This instrument was executed before me on this 17 day of Sept, 2004 by Pamela D. Bailey for the purposes and consideration expressed therein.

  
Notary Public in and for the State of Texas

98682



RP 001-38-0746