

Book

NO. 00000001, JUNE 1953

NO. 00000002, JUNE 1954

NO. 00000003, JUNE 1955

WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

ARTICLES OF INCORPORATION

AND

BYLAWS

ARTICLE I

THE NAME OF THE CORPORATION SHALL BE

ARTICLE II

WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

Articles of Incorporation

and

Bylaws

(1) The purpose of the corporation shall be

ARTICLE III

(1) The capital stock of the corporation shall be

ARTICLE IV

(1) The officers of the corporation shall be

ARTICLE V

(1) The meetings of the members of the corporation shall be

ARTICLE VI

ARTICLE VII

ARTICLE VIII

ARTICLE IX

ARTICLE X

THE NAME OF THE CORPORATION IS WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE XI

(1) The purpose of the corporation shall be

WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

ARTICLES OF INCORPORATION

OF

WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, 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

The name of the corporation is WOODLAKE HOME AND PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

(1) The soul purpose of the corporation is to operate its affairs to the extent it would best meet the needs of the members.

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

ARTICLE FIVE

As a means of accomplishing the foregoing purpose, the corporation shall have the following powers:

(1) To perform all of the duties and obligations of the corporation as may be set forth in any declaration of covenants, conditions, and restrictions, and any amendment thereto, applicable to the corporation which shall be filed with the Secretary of the Corporation.

(2) To fix, levy, collect, and enforce payment by any lawful means all charges or assessments pursuant to the Bylaws of the Corporation; to pay all expenses in connection therewith and all other expenses incident to the conduct of the affairs of the Corporation, including licenses, taxes, or governmental charges levied or imposed against the property of the Corporation.

(3) To acquire by gift, purchase, or otherwise, own, hold, improve, 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.

(4) In general, and subject to such limitations and conditions as may be prescribed by law, to exercise such powers which now are or hereafter may be conferred by law upon a corporation organized for the purpose hereinabove set forth or necessary or incidental to the powers so conferred or conducive to the attainment of the purpose of the corporation.

ARTICLE SIX

The street address of the initial registered office of the corporation is 84 Woodlake Drive, Mc Queeney, Texas 78123, and the name of the initial registered agent at such address is Margaret Martin.

ARTICLE SEVEN

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

Margaret Martin	84 Woodlake Drive Mc Queeney, Texas 78123
Kenneth Martin	84 Woodlake Drive Mc Queeney, Texas 78123
LaVerne Williamson	79 Woodlake Drive Mc Queeney, Texas 78123

2

ARTICLE EIGHT

The name and address of each incorporator is:

Margaret Martin	84 Woodlake Drive Mc Queeney, Texas 78123
Kenneth Martin	84 Woodlake Drive Mc Queeney, Texas 78123
LaVerne Williamson	79 Woodlake Drive Mc Queeney, Texas 78123

ARTICLE NINE

The corporation shall give members a copy of the initial Bylaws of the Corporation. Initial Bylaws shall be adopted by the board and bylaws may later be amended by a majority vote of the membership, all as shall be provided by the Bylaws.

IN WITNESS WHEREOF, We have hereunto set our hands this the _____ day of _____, 1989.

Margaret Martin
Margaret Martin
Incorporator

Kenneth Martin
Kenneth Martin
Incorporator

LaVerne Williamson
LaVerne Williamson
Incorporator

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, A Notary Public, on this day personally, appeared Margaret Martin and LaVerne Williamson, who being each duly sworn, declared to me that they are the persons who signed the foregoing document in the aforesaid capacities, and that the statements therein contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the _____ day of _____, 1989.

Notary Public
State of Texas
My Commission Expires: _____

No Article of Incorporation (8)

RESOLUTIONS
WOODLAKE HOME & PROPERTY OWNERS ASSOCIATION, INC.

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1. Resolved that this meeting be the organizational meeting of Woodlake Home and Property Owners Association, Inc. and that this organization is duly formed.
2. Resolved that all voting members of this organization own property in the subdivision of Woodlake, in McQueeney, Texas and resolved that a property owner is only entitled to one vote regardless of the amount or value of property owned.
3. Resolved that this association agree to elect the following slate of officers (Board of Directors) for a period of one year. President, Vice President, Secretary, Assistant Secretary, Treasurer.
4. Resolved that the yearly dues remain \$25.00 and an annual evaluation of income and expenses be done and an increase be voted on if expenses exceed income.
5. Resolved that the membership funds remain in an account for operating costs, repairs, and improvements in Woodlake subdivision. (Entrance upkeep, boat ramp maintenance, postage.)
6. Resolved that the Board prepare a detailed proposed annual budget for operating expenses and present to the membership at the first annual meeting.
7. Resolved that the people present at this meeting and/or have paid annual dues for 1989 by March 12 be hereby designated as Charter Members and the secretary prepare a document to this effect.

Presented and approved on March 12, 1989 by unanimous vote.