

ARTICLES OF INCORPORATION OF  
TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas

JUL 31 1972

We the undersigned, natural persons of the age of twenty-one <sup>(21)</sup> ~~(21)~~ 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

The name of the corporation (which is hereinafter called "Corporation") is TAHITIAN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

Section 1. The purpose for which the corporation is organized is to promote and develop the common good and social welfare of the people of the community of TAHITIAN VILLAGE and its environs. For purposes hereof, TAHITIAN VILLAGE is defined as the subdivision to be developed in one or more units or sections in Bastrop County, Texas.

Section 2. Only those units or sections of TAHITIAN VILLAGE as shall hereafter be platted and, be subjected to an agreement of covenants, conditions and restrictions, shall be considered as the community of TAHITIAN VILLAGE and the proper object of the powers and purposes of this corporation.

Section 3. Without limiting the foregoing general statement of purposes, the Corporation shall have the following specific purposes:

(a) To aid, promote, and provide for the establishment, advancement and perpetuation of any and all utilities, systems, services and facilities within TAHITIAN VILLAGE which tend to promote the general welfare of its people

with regard to health, safety, education, culture, recreation, comfort or convenience to the extent and in the manner deemed desirable by the Board of Directors.

(b) To operate and maintain or provide for the operation and maintenance of any properties which may be from time to time designated or conveyed to the Corporation for the operation and maintenance as areas serving the general welfare of TAHITIAN VILLAGE and the people thereof with regard to health, safety, education, culture, recreation, comfort and convenience.

(c) To enforce all covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, easements and liens established for the support and/or benefit of TAHITIAN VILLAGE and to use and disburse any funds which may come into the hands of the Corporation for the promotion of any and all of the purposes of TAHITIAN VILLAGE in a lawful manner determined by the Board of Directors.

(d) To do any and all lawful things and acts that the Corporation may from time to time, in its discretion, deem to be for the benefit of TAHITIAN VILLAGE and the inhabitants thereof or advisable, proper or convenient for the promotion of the interest of said inhabitants with regard to health, safety, education, culture, recreation, comfort or convenience of such community.

The Corporation will take action to accomplish the foregoing purposes only when and if such action appears in the sole and absolute discretion of the Board of Directors to be desirable and feasible.

The adoption of the name TAHITIAN VILLAGE shall not prevent use of different names for sub-developments within the community of TAHITIAN VILLAGE, and any such sub-development within said community, known by another name, may nevertheless be part of the community of TAHITIAN VILLAGE as defined in this Article, and may be a proper object of the purposes of this corporation.

#### ARTICLE FIVE

Section 1. Every person or entity who is the owner of a fee interest or of the equitable title in any lot in TAHITIAN VILLAGE shall be a member of the Corporation. For the purposes of determining membership, such ownership will be deemed to have vested upon delivery of a duly executed deed or contract to the grantee

or vendee. The legal title retained by a vendor selling under a contract shall not qualify such vendor for membership. Foreclosure of a contract or repossession for any reason of a lot sold under contract shall terminate the vendee's membership, whereupon all rights to such membership shall revert to the vendor.

Section 2. Members shall be all the owners as defined in Section 1 of this Article, including the developer. Members shall be entitled to one (1) vote for each lot or living unit in which they hold the interest required for membership by Section 1 as shown by the records of the Corporation as of the last day of the third month preceding the next membership annual meeting. When more than one person holds such interest or interests in any lot or living unit, all such persons shall be members and the vote for such lot or living unit shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any such lot or living unit.

For the purpose of determining the votes allowed under this section, when living units are counted, the lot or lots upon which such living units are situated shall not be counted.

#### ARTICLE SIX

The street address of the initial registered office of the Corporation is 2370 Rice Blvd., Houston, Texas. The name and post office address of the initial registered agent of the corporation in this state is W. S. NICHOLSON, JR., 2370 Rice Blvd., Houston, Texas 77005.

#### ARTICLE SEVEN

The Corporation shall have five (5) directors which shall constitute the Board of Directors and the governing body of the Corporation. The initial Board of Directors shall consist of five (5) directors who shall hold office until the election of their successors for the term stated hereinafter. Beginning with the first annual meeting, to be held on the last Thursday in January, 1973, the members of each annual meeting shall elect one (1) director for a term of five (5) years. Provided, the names and addresses of those persons who are to act as directors until the election of their successors and their terms are:

Evelyn Cline, 14530 Littleford, Houston, Texas 77045, to serve until the first annual meeting held in January, 1973.

Beck Smith, 7743 Hereford St., Houston, Texas 77017, to serve until the second annual meeting held in January, 1974.

A. L. Levine, 3311 Palm Desert Lane, Missouri City, Texas 77459, to serve until the third annual meeting held in January, 1975.

N. A. Brown, 6015 Warm Springs, Houston, Texas 77035, to serve until the fourth annual meeting held in January, 1976.

W. S. Nicholson, Jr., 3315A Palm Desert Lane, Missouri City, Texas 77459, to serve until the fifth annual meeting held in January, 1977.

Except as herein otherwise specified, the decision of the majority of the directors currently serving as such shall be required and shall be sufficient to authorize any action on behalf of the corporation. Each director shall be entitled to one (1) vote on every matter presented to the Board of Directors.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of July, 1972.



W. S. Nicholson, Jr.



N. A. Brown



Beck Smith



A. L. Levine



Evelyn H. Cline

THE STATE OF TEXAS )

COUNTY OF HARRIS )

I, [REDACTED], a Notary Public, do hereby certify that on the 28<sup>th</sup> day of July, 1972, personally appeared before me BECK SMITH, who being on oath duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein confirmed are true.

SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of July, 1972.

[REDACTED]

Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS )

COUNTY OF HARRIS )

I, [REDACTED], a Notary Public, do hereby certify that on the 28<sup>th</sup> day of July, 1972 personally appeared before me A. L. LEVINE, who being on oath duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein confirmed are true.

SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of July, 1972.

[REDACTED]

Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS )

COUNTY OF HARRIS )

I, [REDACTED], a Notary Public, do hereby certify that on the 28<sup>th</sup> day of July, 1972 personally appeared before me EVELYN CLINE, who being on oath duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein confirmed are true.


SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of July, 1972.

[REDACTED]

Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS )

COUNTY OF HARRIS )


I, , a Notary Public, do hereby certify that on the 28<sup>th</sup> day of July, 1972, personally appeared before me W. S. NICHOLSON, JR., who being on oath duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein confirmed are true.

SWORN TO AND SUBSCRIBED before me this 28 day of July, 1972.


  
Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS )

COUNTY OF HARRIS )

I, , a Notary Public, do hereby certify that on the 28<sup>th</sup> day of July, 1972, personally appeared before me N. A. BROWN, who being on oath duly sworn, declared that he is one of the persons who signed the foregoing document as an incorporator and that the statements therein confirmed are true.

SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of July, 1972.

  
Notary Public in and for  
Harris County, Texas