

SECRETARY CERTIFICATE OF  
WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

DATED: November 19, 2021.

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the duly elected, qualified, and acting Secretary of **WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, the corporation set forth and described in that certain Declaration of Covenants, Conditions and Restrictions filed for record in the Real Property Records of Harris County, Texas, and all amendments thereto as (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that the documents attached hereto are true and correct copies of the following described document attached hereto as Exhibit "A":

- 1. Articles of Incorporation

The above documents having been previously duly adopted by the Association are tendered herewith for the purposes of filing in the Real Property Records of Harris County, Texas.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, TX, on the 19 day of November, 2021.

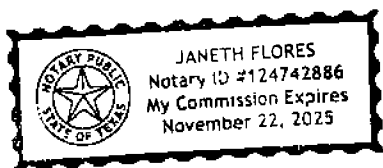
Regina Wall  
Secretary

Dated: November 19, 2021      Regina Wall

STATE OF TEXAS                   §  
  §  
COUNTY OF Harris           §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 19 day of November, 2021, by Regina Wall as Secretary of **WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.**, on behalf of said corporation.



Janeth Flores  
Notary Public in and for the State of Texas

RP-2021-700392

WILLOW POINT TITLE HOUSTON DIVISION  
Small 127

529-78-0874

AFFIDAVIT REGARDING AUTHENTICITY OF DOCUMENTS

U140086

12/22/99 201141154 U140086

649.00

STATE OF TEXAS §  
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT the foregoing and attached documents, including By-Laws of Willow Pointe Homeowners Association, Inc. and Articles of Incorporation of Willow Pointe Homeowners Association, Inc., are true, correct and complete photocopies of the original documents which were adopted in connection with the development of Willow Pointe Homeowners Association, Inc. and all of the properties governed thereby. Such documents constitute all of the "dedicatory instrument", as such term is defined within section 202.001(l) of the Texas Property Code, save and except those which have previously been filed/recorded in the Official Public Records of Real Property of Harris County, Texas. The foregoing and attached documents are hereby filed/recorded in compliance with the mandate of Section 202.006 of the Texas Property Code.

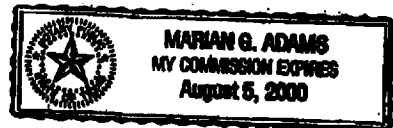
All facts recited and statements made herein are true, correct and in all respects accurate.

WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

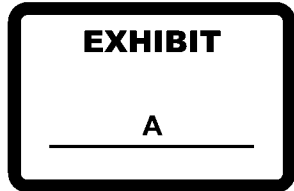
By: [Signature]  
Israel Fogiel, President

107  
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SUBSCRIBED AND SWORN TO BEFORE ME on this the 14<sup>th</sup> day of December, 1999.



Marian G. Adams  
NOTARY PUBLIC - STATE OF TEXAS



**After Recording, Please Return to:**  
Willow Pointe Homeowners Association, Inc.  
8000 IH-10 West, Suite 700  
San Antonio, Texas 78230

RP-2021-700392

ARTICLES OF INCORPORATION  
OF  
WILLOW POINTE HOMEOWNERS ASSOCIATION, INCORPORATIONS SECTION

529-78-0876  
FILED  
In the Office of the  
Secretary of State of Texas  
JUL 11 1995  
CORPORATIONS SECTION

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

The name of the corporation is WILLOW POINTE HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes called the "Association." Each capitalized term not otherwise defined herein shall have the meaning ascribed to such term in the Declaration of Covenants, Conditions and Restrictions for Willow Pointe Section One filed and duly recorded in the Official Public Records of Real Property of Harris County, Texas on May 16, 1995 under Clerk's File Number R397487 (as the same may be amended from time to time, the "Declaration").

ARTICLE TWO

The Association is a non-profit corporation.

ARTICLE THREE

The period of duration is perpetual.

ARTICLE FOUR

The purpose for which this corporation is organized is to discharge those functions necessary to the general maintenance, preservation, and development of the Common Properties and Common Facilities and to enforce the Declaration for the common benefit of the members of the Association and in general, to have and exercise any and all powers, rights and privileges which a corporation organized and existing under the Texas Non-Profit Corporation Act may by law now or hereafter have.

ARTICLE FIVE

The street address of its initial registered office is:

ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS 77056

The name of its initial registered agent at such address is David E. Garrett.

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**ARTICLE SIX**

The number of directors constituting the initial board of directors is three (3).  
The names and addresses of the persons who are to serve as directors are:

- (i) David E. Garrett  
ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS 77056
- (ii) Jan J. Rayburn  
ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS 77056
- (iii) Israel Fogiel  
ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS 77056

**ARTICLE SEVEN**

The name and address of the incorporator is:

David E. Garrett  
ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS 77056

**ARTICLE EIGHT**

Every person or entity who is a record owner of any Lot is entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from, ownership of the Lot.

**ARTICLE NINE**

If the Association is dissolved, the assets shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes.

**ARTICLE TEN**

Amendment of the Articles of Incorporation requires the approval of at least 2/3rds vote of the Lot owners.

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ARTICLE ELEVEN

Annexation of additional properties, mergers and consolidations, mortgaging of Common Properties and Common Facilities, dissolution and amendment of the Articles of Incorporation requires prior approval of HUD/VA as long as there is a Class B membership.

ARTICLE TWELVE

A member of the Board of Directors, the New Construction Committee, or the Modifications Committee of the Association (collectively, the "Designated Members"; individually, "Designated Member") shall not be liable to the Association or its members for monetary damages for an act or omission in the Designated Member's capacity as a Designated Member, except that this Article does not eliminate or limit the liability of a Designated Member to the extent the Designated Member is found liable for:

- (1) a breach of the Designated Member's duty of loyalty to the Association or its members;
- (2) an act or omission not in good faith that constitutes a breach of duty of the Designated Member to the Association or an act or omission that involves intentional misconduct or a knowing violation of the law;
- (3) a transaction from which the Designated Member received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the Designated Member's office; or
- (4) an act or omission for which the liability of a Designated Member is expressly provided for by statute.

Any repeal or amendment of this Article shall be prospective only and shall not adversely affect any limitation on the liability of a Designated Member of the Association existing at the time of such repeal or amendment. In addition to the circumstances in which a Designated Member of the Association is not liable as set forth in the preceding sentences, a Designated Member shall not be liable to the fullest extent permitted by any provision of the statutes of Texas hereafter enacted that further limits the liability of a director.

IN WITNESS WHEREOF, I have hereunto set my hand, this 7<sup>th</sup> day of July, 1995.

  
David E. Garrett, Incorporator

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# Pages 6  
12/08/2021 07:45 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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