



## Office of the Secretary of State

May 31, 2012

CT Corporation System  
701 Brazos, Ste. 720  
Austin, TX 78701 USA

RE: Cypress Creek Lakes South Residential Property Owners Association, Inc.  
File Number: 801604642

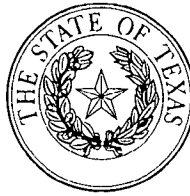
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It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <http://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at [www.irs.gov](http://www.irs.gov).

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
(512) 463-5555  
Enclosure



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Cypress Creek Lakes South Residential Property Owners Association, Inc.  
File Number: 801604642

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/30/2012

Effective: 05/30/2012



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

**FILED**  
In the Office of the  
Secretary of State of Texas

**MAY 30 2012**

**Corporations Section**

**ARTICLES OF INCORPORATION  
OF  
CYPRESS CREEK LAKES SOUTH RESIDENTIAL  
PROPERTY OWNERS ASSOCIATION, INC.**

We, the undersigned natural persons of the age of eighteen (18) years or more, each of whom is a citizen of the State of Texas, acting as incorporators of a non-profit corporation pursuant to the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such Corporation under said statute of the State of Texas as therein provided.

**ARTICLE I**

The name of the Corporation is the Cypress Creek Lakes South Residential Property Owners Association, Inc.

**ARTICLE II**

The Corporation is a property owners association formed under the Texas Non-Profit Corporation Act (Article 1396-1.01 et seq., Texas Revised Civil Statutes), and shall be a non-profit corporation.

**ARTICLE III**

The period of the Corporation's duration is perpetual.

**ARTICLE IV**

The principal purpose or purposes for which the Corporation is organized are:

(1) To act as the "Association" described in that certain Declaration of Covenants, Conditions and Restrictions For Cypress Creek Lakes South (the "Declaration") recorded in the Official Public Records of Real Property of Harris County, Texas, on January 23, 2012, bearing Clerk's File No. or Document No. 20120029193; and

(2) To collect, expend, and manage the Assessments (as defined in the Declaration); and

(3) To enforce the covenants, conditions and restrictions contained in the Declaration and in any Supplemental Declarations (as defined in the Declaration); and

(4) To provide for the maintenance and preservation of the Common Areas (as defined in the Declaration) and the facilities of the Corporation; and

(5) To provide architectural control of the Parcels (as defined in the Declaration); and

(6) To establish a method for the administration, maintenance, preservation, use and enjoyment of the Restricted Property (as defined in the Declaration) now and hereafter subject to the Declaration.

#### ARTICLE V

The Corporation shall have each and all of the powers permitted and granted to corporations organized under the Texas Non-Profit Corporation Act (Article 1396-1.01 *et seq.*, Texas Revised Civil Statutes), as now existing or as the same may hereafter be supplemented or amended.

#### ARTICLE VI

The Corporation shall have Members; however, the Corporation will not issue to its Members shares of stock or Membership certificates. The Membership of the Corporation shall be limited solely to entities (whether corporations, ventures, partnerships, trusts or otherwise) and individuals who own record fee title to portions of the Restricted Property, as set forth in the Declaration and in the Bylaws of the Corporation, and shall be automatically transferred to subsequent owners of record fee title to any portion of the Restricted Property. The Declaration and the Bylaws shall define the voting rights, powers and privileges of the Members.

No dividends shall be paid by the Corporation and no part of the revenues of the Corporation shall be distributed to its Members, Directors or Officers. Upon liquidation of the Corporation, after paying or discharging all of its obligations, or making adequate provision for payment and discharge thereof, the Corporation shall distribute the remainder of its assets in accordance with applicable law.

#### ARTICLE VII

The street address of the Corporation's initial registered office is 9 Greenway Plaza, Suite 2900, Houston, Texas 77046 and the name of its initial registered agent at such address is Mark A. Kilkenny.

#### ARTICLE VIII

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 Directors until the first annual meeting of the Members or until their successors are elected and qualify are:

<u>Position No.</u>	<u>Name</u>	<u>Address</u>
No. 1	Mark A. Kilkenny	9 Greenway Plaza Suite 2900 Houston, TX 77046
No. 2	Roy R. Behrens, Jr.	9 Greenway Plaza Suite 2900 Houston, TX 77046
No. 3	Walter R. Corson	9 Greenway Plaza Suite 2900 Houston, TX 77046

#### ARTICLE IX

The initial Bylaws of the Corporation shall be adopted by its initial Directors. The power to alter, amend or repeal such Bylaws or to adopt new Bylaws shall be vested only in the Members of the Corporation, upon the approval of two-thirds (2/3) of such Members evidenced by either written consent or a vote at an annual or special meeting called for that purpose, provided that such purpose is specified in the notice of such meeting. The Bylaws may contain any provisions for the regulation and management of the affairs of the Corporation not inconsistent with applicable law, the Declaration or these Articles.

#### ARTICLE X

The Corporation may be dissolved at any time by written consent signed by Members holding two-thirds (2/3) of the votes of the Membership of the Corporation, or by the vote of Members holding two-thirds (2/3) of the votes of the Membership of the Corporation at a special meeting called for such purpose, provided that such purpose is specified in the notice of such meeting.

#### ARTICLE XI


These Articles of Incorporation may be amended or altered by Members holding two-thirds (2/3) of the votes of the Membership of the Corporation, either by written consent signed by the Members approving such amendments or alterations, or by vote at a special meeting called for that purpose, provided that the substance of the proposed amendment or alteration is set forth in the notice of such meeting.

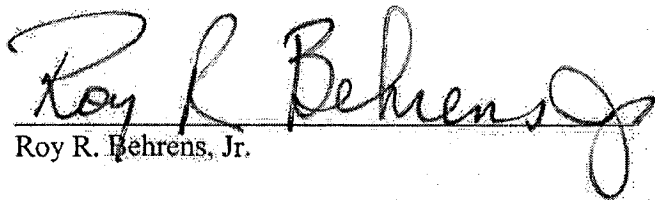
#### ARTICLE XII

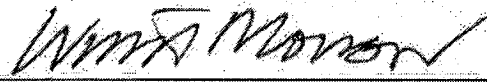
The names and addresses of the incorporators are:

	<u>Name</u>	<u>Address</u>
(1)	Mark A. Kilkenny	9 Greenway Plaza Suite 2900 Houston, TX 77046
(2)	Roy R. Behrens, Jr.	9 Greenway Plaza Suite 2900 Houston, TX 77046
(3)	Walter R. Corson	9 Greenway Plaza Suite 2900 Houston, TX 77046

IN WITNESS WHEREOF, we have hereunto set our hands effective as of the 24<sup>th</sup> day of MAY, 2012.

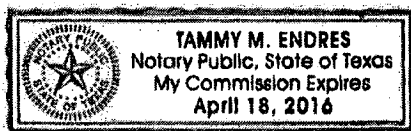
  
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 Mark A. Kilkenny


  
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 Roy R. Behrens, Jr.

  
 \_\_\_\_\_  
 Walter R. Corson

THE STATE OF TEXAS           §  
   §  
 COUNTY OF HARRIS           §

I, TAMMY M. ENDRES a notary public do hereby certify that on this 24<sup>th</sup> day of MAY, 2012, personally appeared before me Mark A. Kilkenny, Roy R. Behrens, Jr. and Walter R. Corson, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing Articles of Incorporation of Cypress Creek Lakes South Residential Property Owners Association, Inc., as the incorporators thereof, and that the statements therein contained are true.



  
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 Notary Public in and for  
 Harris County, T E X A S

Cypress Creek Lakes Property Owners Association, Inc.  
Nine Greenway, Suite 2900  
Houston, Texas 77046

May 30, 2012

Texas Secretary of State  
Austin, Texas


RE: Consent for filing of Articles of Incorporation for Cypress Creek Lakes  
South Residential Property Owners Association, Inc.

To Whom It May Concern:

Cypress Creek Lakes Property Owners Association, Inc. hereby gives its approval of the use of the name "Cypress Creek Lakes South Residential Property Owners Association, Inc." by that company for the purpose of filing Articles of Incorporation in the State of Texas.

Very truly yours,

Cypress Creek Lakes Property Owners  
Association, Inc., a Texas non-profit corporation

By:   
Name: ROY R BEHRENS JR  
Title: PRESIDENT