

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006  
OF TITLE 11 OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS

COUNTY OF Harris

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Y257624  
02/14/05 200770924

\$39.00

BEFORE ME, the undersigned authority, on this day personally appeared Terri Sigmund, who, being by me duly sworn to law, stated the following under oath:

"My name is Terri Sigmund. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am the Association Manager of M.R. Place Community Association, Inc., a Texas Non-Profit Corporation (the "Association"). I am also a custodian for the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit.

The Association is a "property owners' association" as that term is defined in Title 11 of the Texas Property Code. The Association's jurisdiction includes, but may not be limited to, the residence Lots and Common Area within those certain tracts of property included within the M.R. Place subdivision in Harris County, per the maps or plats thereof heretofore recorded in Slide No. 567296 of the Map Records of Harris County, Texas.

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

☒ Association's Articles of Incorporation  
☐ Association's Rules and Regulations  
☐ Articles of Merger

☒ Association's By-Laws  
☐ Association's Architectural Control Committee Guidelines  
☐ Annexation Resolution

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 7170 Cherry Park Drive, Houston, Texas 77095, telephone no. (281)463-1777.

SIGNED on this the 9th day of February 2005

Printed Name: Terri Sigmund

FILED FOR RECORD  
8:00 AM

Position Held: Association Manager

FEB 14 2005

THE STATE OF TEXAS

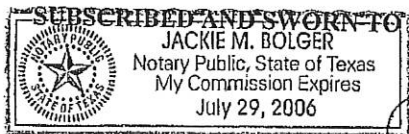
COUNTY OF Harris

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**VERIFICATION**

Barry L. Rayman  
County Clerk, Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared Terri Sigmund, who, after being duly sworn, stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct



SUBSCRIBED AND SWORN TO BEFORE ME, A Notary Public, on this the 9th day of February 2005

Jackie M. Bolger  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Mailing Address: M.R. Place Community Association, Inc., % SCS Management Services, Inc. 7170 Cherry Park Drive, Houston, TX 77095

**ARTICLES OF INCORPORATION**  
**OF**  
**M.R. PLACE COMMUNITY ASSOCIATION, INC.**

We, the undersigned natural persons, who are of full age and 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:

**ARTICLE I**

The name of the corporation is M.R. PLACE COMMUNITY ASSOCIATION, INC., hereinafter called the "Association".

**ARTICLE II**

The Association is a non-profit corporation.

**ARTICLE III**

The principal office and registered office of the Association is located at 7170 Cherry Park Drive, Houston TX 77095.

**ARTICLE IV**

Richard Rue, whose address is listed in Article VI below, is hereby appointed the initial registered agent of this Association.

**ARTICLE V**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within those certain tracts of property included within the M.R. PLACE subdivision in Harris County, shown on plats of record filed in the Office of

the County Clerk of Harris County, Texas recorded in Slide No. 567296 Harris County, Texas; and to promote the recreation, health, safety and welfare of the residents of the above described subdivision.

## ARTICLE VI

### BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the Corporation is three (3) Directors, who need not be members of the Association. The names and addresses of the initial Board of Directors are:

<u>Name</u>	<u>Address</u>
Richard Rue	15915 Katy Freeway, Suite 405 Houston, Texas 77094
Chad Medors	15915 Katy Freeway, Suite 405 Houston, Texas 77094
Damon Sachs	15915 Katy Freeway, Suite 405 Houston, Texas 77094

## ARTICLE VII

### DISSOLUTION

The Association may be dissolved with the written and signed assent of not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than by merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event dedication is not accepted, assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

## ARTICLE VIII

### DURATION

The Corporation shall exist perpetually.

**ARTICLE IX**

**INCORPORATORS**

The name and street address of the incorporator is:


Richard Rue  
15915 Katy Freeway, Suite 405  
Houston, Texas 77094

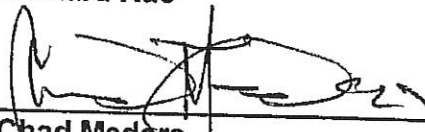
**ARTICLE X**

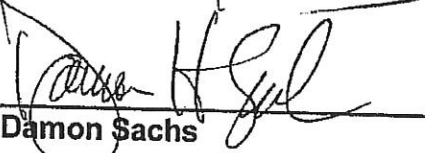
**AMENDMENTS**

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership without regard to the classes of membership, with each Class A member having one (1) vote for each Lot owned and each Class B member having three (3) votes for each Lot owned.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on the 23<sup>rd</sup> day of November, 2004.

  
Richard Rue

  
Chad Medors

  
Damon Sachs

THE STATE OF TEXAS  
COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in the State of Texas, do hereby certify that on this 23<sup>rd</sup> day of November, 2004, personally appeared Richard Rue, Chad Medors and Damon Sachs who being by me first duly sworn, declared that they are the persons who signed the foregoing instrument, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date and year first written above.

Natalie Stempfer

Natalie Stempfer  
Notary Public in and of the  
State of Texas



Form 202  
(revised 6/01)

Return in Duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$25



Articles of Incorporation  
Pursuant to Article 3.02  
Texas Non-Profit  
Corporation Act

This space reserved for office use.

FILED  
In the Office of the  
Secretary of State of Texas

NOV 04 2004

Corporations Section

Article 1 - Corporate Name

The corporation formed is a non-profit corporation. The name of the corporation is as set forth below:  
M.R. Place Community Association, Inc.

The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office (Select and complete either A or B and complete C.)

☐ A. The initial registered agent is a corporation (cannot be corporation named above) by the name of:  
OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below.  
First Name Richard M.I. Last Name Rue  
Suffix

C. The business address of the registered agent and the registered office address is:  
Street Address 15915 Katy Freeway #405 City Houston TX Zip Code 77094

Article 3 - Management (Complete items A or B)

A. ☐ Management of the affairs of the corporation is to be vested in the members of the corporation.  
OR

B. ☒ Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below:

Director 1: First Name Richard M.I. Last Name Rue  
Street Address 15915 Katy Freeway #405 City Houston State TX Zip Code 77094  
Suffix

Director 2: First Name Chad M.I. Last Name Medors  
Street Address 15915 Katy Freeway #405 City Houston State TX Zip Code 77094  
Suffix

Director 3: First Name Damon M.I. Last Name Sachs  
Street Address 15915 Katy Freeway #405 City Houston State TX Zip Code 77094  
Suffix

#### Article 4 – Organizational Structure

(You must select either A or B below.)

☒ A: The corporation will have members. ☐ B: The corporation will not have members.

#### Article 5 – Duration

The period of duration is perpetual.

#### Article 6– Purpose

The corporation is organized for the following purpose or purposes:  
Provide for maintenance, preservation and architectural control of the residential lots and common areas within Maple Ridge Place, a residential subdivision in Harris County, Texas.

#### Supplemental Provisions/Information

Text Area

[The attached addendum are incorporated herein by reference.]

#### Incorporator

The name and address of the incorporator is set forth below.

Name

Woodmere Development Co., Ltd.

Street Address

15915 Katy Freeway #405

City

Houston

State

TX

Zip Code

77094

#### Effective Date of Filing

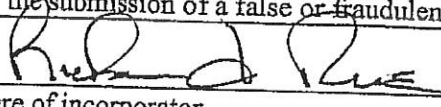
☒ This document will become effective when the document is filed by the secretary of state.

OR

☐ This document will become effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is

#### Execution

The undersigned incorporator signs these articles of incorporation subject to the penalties imposed by law for the submission of a false or fraudulent document.

  
Signature of incorporator