



Office of the Secretary of State

CERTIFICATE OF FILING OF

LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION

File Number: 802089747

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: 10/24/2014

Effective: 10/24/2014



NANDITA BERRY

Nandita Berry
Secretary of State

**CERTIFICATE OF FORMATION
LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION**

FILED
In the Office of the
Secretary of State of Texas

OCT 24 2014

Corporations Section

**ARTICLE I
CORPORATE NAME**

The name of the corporation is LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION (the "Association").

**ARTICLE II
NON-PROFIT CORPORATION**

The Association is a non-profit corporation, formed pursuant to the Texas Business Organization Code (the "Code"). No part of the income or assets of the Association is distributable to or for the benefit of its members, directors, or officers, except to the extent permissible under law.

**ARTICLE III
DURATION**

The period of duration is perpetual.

**ARTICLE IV
PURPOSES**

The Association is formed for the purposes of providing for maintenance, preservation and architectural control of the property subject to the Declaration of Covenants, Conditions and Restrictions applicable to certain land located in the Lakes at Creekside subdivision (the "Declaration") a subdivision in Harris County, Texas, which Declaration shall be recorded in Harris County, Texas, and any additional property that may hereafter be made subject to the Declaration.

**ARTICLE V
POWERS**

Except as otherwise provided in this Certificate of Formation, the Association shall have all of the powers provided in the Code. Moreover, the Association shall have all implied powers necessary and proper to carry out its express powers.

**ARTICLE VI
RESTRICTIONS AND REQUIREMENTS**

The Association shall not pay dividends or other corporate income to its members, directors or officers or otherwise accrue distributable profits or permit the realization of private gain. The Association shall have no power to take any action prohibited by the Code.

**ARTICLE VII
MEMBERSHIP**

Each person or entity who is a record owner of a fee or undivided fee interest in any property subject by the Declaration to assessment by the Association, including contract sellers, shall be a member of the Association. Persons or entities who hold an interest in the property merely as security for the performance of an obligation shall not, however, be members. Membership shall be appurtenant to and may not be separated from ownership of the property which is subject to assessment by the Association. Ownership of such property shall be the sole qualification for membership.

**ARTICLE VIII
VOTING RIGHTS**

The Association shall have two classes of members as provided in the By-Laws of the Association.

**ARTICLE IX
INITIAL REGISTERED OFFICE AND AGENT**

The street address of its initial registered office is 6046 FM 2920 Rd., Suite 512, Spring, Texas 77379 and the name of its initial registered agent at such address is James Alan Kent.

**ARTICLE X
BOARD OF DIRECTORS**

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

James Alan Kent	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379
Duane Iselt	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379
Amin Himanshu	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379

The number of directors may be increased or decreased by adoption or amendment of the By-Laws, however the number of directors shall never be less than three. The board of directors shall have the authority to amend the by-laws to increase the number of directors, as well as any other amendments the board deems necessary. In electing directors, members shall not be permitted to cumulate their votes.

**ARTICLE XI
LIMITATION ON LIABILITY OF DIRECTORS**

A director is not liable to the Association or members for monetary damages for an act or omission in the director's capacity as director except to the extent otherwise provided by statute in the State of Texas.

ARTICLE XII INDEMNIFICATION

The Association shall indemnify its directors, officers, employees, and agents to the full extent permitted by the laws of the State of Texas

Also, the Association shall limit the liability of its directors to the Association to the full extent permitted by the laws of the State of Texas

ARTICLE XIII INCORPORATOR

The name and address of the incorporator is:

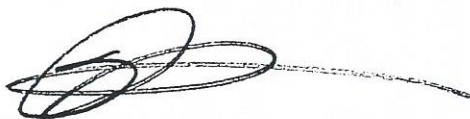
Sarah Ann Powers
Hoover Slovacek, L.L.P.
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056

ARTICLE XIV DISSOLUTION

Upon dissolution, the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with a similar purpose as the Association.

ARTICLE XV AMENDMENT

This Certificate of Formation may only be amended with the consent of at least two-thirds (2/3rds) of the members of the Association entitled to vote and present at a meeting in person or by proxy.



Sarah Ann Powers
Incorporator