

**CORPORATE CERTIFICATE
DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that he is the Attorney-in-Fact for Del Lago Section III Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for del Lago Section Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the **Articles of Incorporation of Del Lago Section III Property Owners Association, Inc.**

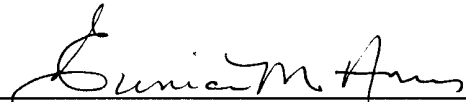
Signed this 17th day of March, 2014.

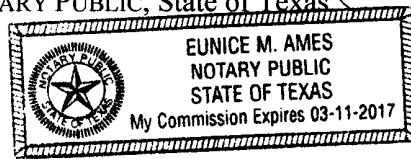
DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.

By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

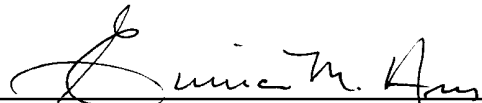
SWORN TO AND SUBSCRIBED BEFORE ME on the 17th day of March, 2014, by **BRYAN P. FOWLER, Attorney-in-Fact** for DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation.

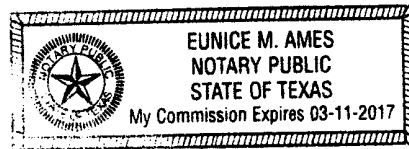

NOTARY PUBLIC, State of Texas



THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 17th day of March, 2014, by **BRYAN P. FOWLER, Attorney-in-Fact** for DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

ARTICLES OF INCORPORATION
OF
DEL LAGO SECTION III
PROPERTY OWNERS ASSOCIATION, INC.

FILED
In the Office of the
Secretary of State of Texas

OCT 23 1989

Corporations Section

ARTICLE ONE

The name of the corporation is DEL LAGO SECTION III PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

- (1) To serve as the governing "Association", as that term is defined and described in the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements as filed in the Real Property Records of the County Clerks Office, Montgomery County, Texas, and any admendments thereof, for the Real Property described therein, located in Montgomery County, Texas, and the regime for which it was established by the filing of the enabling Declaration.
- (2) To provide for and do all activities necessary, useful and expedient to protect, preserve, maintain, and repair the common and reserve properties of the said properties for the use, enjoyment and benefit of the members of the corporation, and to operate, administer, and govern the common affairs of the members of the corporation in connection with said property.
- (3) To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration to the affairs of the members of the corporation in connection with said property.

- (4) To promote the health, safety, and welfare of the residents of the said property.
- (5) To exercise the powers and privileges and to perform all of the duties and obligations imposed on the corporation in accordance with the enabling Declaration, as such Declaration may hereafter be amended, including, but without limitation, to fix, levy, collect, and enforce payment of assessments for such purposes as set forth in the Declaration; to pay all expenses in connection therewith, all expenditures incident to the conduct of the administration and business of the corporation, all licenses, taxes and other charges as are levied or assessed against the corporation and the common elements; to borrow or raise money for any of the purposes of the corporation in accordance with the valid Resolution of the corporation; to draw, make, accept, endorse, and issue Promissory Notes, drafts, bills for exchange, warrants, bonds, debentures, and other negotiable and non-negotiable instruments and evidences of indebtedness, and to secure the payment of any debt thereof, and the interest thereof, by mortgage, pledge, security agreement, or financing statement, or conveyance or assignment in trust of the whole or of any part of the property of the corporation, whether at the time owned or thereafter acquired; and to sell, pledge or otherwise dispose of such bonds or obligations of the corporation for its corporate purposes.
- (6) To buy, sell and deal in real property, personal property and services, and to have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Laws of the State of Texas by law may now or hereafter have to exercise.

Nothing in these stated purposes shall limit any general power conferred upon corporations under the Non-Profit Corporation Act.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 69 South Waxberry, The Woodlands, Texas 77381, and the name of its initial registered agent at such address is Mark D. Taylor.

ARTICLE SIX

Every person or entity who is a record owner of any plated lot, any condominium, or any reserve area within the metes and bounds of Del Lago Section III as described in the Enabling Declaration, and any admendments thereof, and only such person or entities, or thier registered agents, shall be a member of the public corporation. Membership in this corporation shall be appurtenant to and may not be separated from ownership from the property in Del Lago Section III. Ownership of such property shall be the sole qualification for membership in the corporation. The corporation may, but shall not be required to, issue certificates evidencing membership herein.

There shall be one vote for each residential lot, each condominium, and each reserve area owned by an individual or entity, and the value of the vote shall be equal to the percentage of assessments assigned to the lot, condominium, or reserve area, as set forth in the Enabling Declaration, and any admendments thereof. When more than one person or entity holds an interest in any lot, condominium, or reserve ares, all such persons shall be members and the vote per such lot, condominium, or reserve area shall be exercised as they among themselves determine, but in no event shall more than one vote be counted with respect to any lot, condominium, or reserve area. The foregoing is not intended to include persons or entities who hold an interest merely as security for the persormance of an obligation. Cumulative voting in the election of members of the Board of Administration or in any other exercises of the right to vote is prohibited.

ARTICLE SEVEN

The name and street address of each incorporater is:

Name	Address
Mark D. Taylor	69 South Waxberry The Woodlands, Texas 77381
Francis L. Collins	100 La Costa #25 Montgomery, Texas 77356
Gerald L. Wells	215 La Costa Montgomery, Texas 77356

ARTICLE EIGHT

The affairs of the corporation shall be managed by a Board of Administration of not less than three (3) directors. The number of the directors shall be fixed by the By-Laws of this corporation. A majority of the directors shall at all times be persons directly or indirectly owning, or be the registered agents of persons directly or indirectly or having an ownership interest in a residential lot, condominium, or reserve area in Del Lago Section III. If any member is a corporation, partnership, trust, or other legal entity, an officer, director, shareholder, partner, trustee, agent, or beneficiary of such entity, they may be a member of the Board of Administration, provided, however, only one person representing such entity may be a member of the Board of Administration. The number of directors constituting the initial Board of Administration is three (3) and the names and address of the persons who are to serve as directors until the selection of their successors are:

Name	Address
Mark D. Taylor	69 South Waxberry The Woodlands, Texas 77381
Francis L. Collins	100 La Costa #25 Montgomery, Texas 77356
Gerald L. Wells	215 La Costa Montgomery, Texas 77356

ARTICLE NINE

Admendment, alteration or repeal of these Articles shall require the assent of three-fourths (3/4) of the entire membership.

ARTICLE TEN

The corporation shall indemnify any director, officer, former director or officer of the corporation for expenses and costs actually and necessarily incurred by him in connection with any claim asserted against him by action in Court or otherwise by reason of his being or having been such director or officer, except in relation to matters as to which he shall have been guilty of negligence or misconduct in respect to the matter in which indemnity is sought.

IN WITNESS WHEREOF, we have hereunto set our hands this
14th day of October, A.D., 1989.

Mark D. Taylor
Mark D. Taylor

Francis L. Collins
Francis L. Collins

Gerald L. Wells
Gerald L. Wells

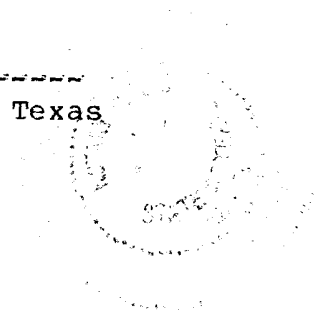
THE STATE OF TEXAS

COUNT OF MONTGOMERY

Before me, a notary public, on this day personally appeared Mark D. Taylor, Francis L. Collins, and Gerald L. Wells, known to me to be the persons whose names are subscribed to the foregoing document and, being by me first duly sworn, severally declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 14th day of
October, A.D., 1989.

John Collins
Notary Public, State of Texas



FILED FOR RECORD

03/17/2014 4:37PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

03/17/2014



County Clerk
Montgomery County, Texas