

Filed in the Office of the
 Secretary of State of Texas
 This 20 day of Dec 1976
 By: [Signature]
 Administrative Assistant

ARTICLES OF INCORPORATION

OF

STEPHENS HILLS PROPERTY OWNER'S ASSOCIATION, INC.

SHPOA, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, all being residents and citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, adopt the following Articles of Incorporation for such corporation:

First

The name of the corporation is:

Stephens Hills Property Owner's Association, Inc.

Abridged form shall be SHPOA, Inc.

Second

The corporation is a non-profit corporation. No dividends shall be paid by the corporation and no part of the income of the corporation shall be distributed to its officers or directors. Provided, however, the officers or directors may be reimbursed for out-of-pocket expenses incurred in the performance of their duties.

Third

The period of duration of this corporation shall be perpetual unless dissolved by operation of law, or by voluntary action of its Board of Directors in the manner provided by law.

Fourth

The corporation is organized exclusively for the promotion of social welfare within the meaning of Section 501(c)(4) of the Internal Revenue Code (Publication 557 1975 Edition), as amended, or the corresponding provision of any future United States Internal Revenue Law, including within the scope of such purpose the following specific activities:

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To promote and encourage civic pride, and to promote health, sanitation, safety, and convenience of Holiday Shores development located in Stephens Creek community, in San Jacinto County, Texas, and by way of illustration, and not by way of limitation, to accomplish such purposes by performing or assisting in the procuring, or by subsidizing of any or all of the following:

Lighting, improving, planting, landscaping, beautifying and maintaining parks, parkways, esplanades, streets, sidewalks, paths, or swimming pool, area between street and property lines; disposing of garbage, rubbish, trash, and refuse; protection of the community against unlawful use of property and against violation of public or private regulations restricting or affecting any use thereof; employing Policemen and watchmen, providing fire protection; caring for vacant lots; subsidizing or providing for establishment, operation, and maintenance of equipment for wholesome community recreational facilities, including but not limited to club house, swimming pool, boat dock, boat launching facilities, and other recreational facilities; and doing any other thing necessary or desirable in the opinion of the Board of Directors of the Stephens Hills Property Owner's Association, Inc., to keep the property neat and in good order, or which said Board of Directors considers of general benefit to the owners or occupants of the Holiday Shores Sub-divisions; performance of any other service necessary or desirable for the mutual benefit of the members of the community.

Except as individual members of the general public or groups of individuals who are members of the general public may realize benefits from the carrying on or the supporting of activities of the nature above described, no part of the net earnings of the corporation shall inure or be payable to or for the benefit of any private individual. No part of the activities of the corporation shall consist of direct or indirect participation or intervention in political campaigns on behalf of or in opposition to any candidate for public office.

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Fifth

The incorporators shall constitute the initial membership of the corporation. Additional members may be admitted upon such terms and conditions, and upon meeting such qualifications, as may be prescribed by the corporation.

Sixth

The number of directors of the corporation shall be three (3). The term of office of each of the directors constituting the first Board of Directors shall be one(1) year and their terms of office shall expire December 31, 1977. Thereafter, the term of office of each director shall be as prescribed by the corporation.

Seventh

The address of the initial registered office is Route 1, Box 72-B, Coldspring, Texas 77331, and the name of its initial registered agent at such address is O. L. Adkins. (Lot #93 Holiday Shores Sub-division III)

Eighth

This corporation shall have no capital stock. At the time of its incorporation, the corporation does not own any goods, chattels, lands, rights or credits.

Ninth

Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for the promotion of social welfare as shall at the time qualify as an exempt organization or organizations under Section 501(c)(4) of the Internal Revenue Code, or any future United States Internal Revenue Law.

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Tenth

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 members of said initial Board of Directors are:

O. L. Adkins	Rt. #1, Bx. 72-B,	Coldspring, Texas 77331
G. A. Boxley	P.O. Box 189,	Coldspring, Texas 77331
M. B. Lucario	1215 E. 24th St.,	Houston, Texas 77009

Eleventh

The names and address of each incorporator is:

O. L. Adkins	Rt. #1, Bx. 72-B	Coldspring, Texas 77331
G. A. Boxley	P.O. Box 189,	Coldspring, Texas 77331
M. B. Lucario	1215 E. 24th St.,	Houston, Texas 77009

Dated this 4th day of December, A. D. 1976

O. L. Adkins
O. L. Adkins

C. A. Boxley
C. A. Boxley

M. B. Lucario
M. B. Lucario

The State of Texas

County of San Jacinto

I, Dorothy Stevano, a notary public in and for said County, do hereby certify that on this 4th day of December, 1976, personally appeared before me, O. L. Adkins, C. A. Boxley, and M. B. Lucario, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

Seal

Dorothy Stevano
Notary Public in and for
San Jacinto
County, State of Texas
My commission expires:

6.77

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