



# The State of Texas

Secretary of State

JULY 13, 1994

CULLY LIPSEY--HOELSCHER LIPSEY ELMORE SMITH  
1021 UNIVERSITY DR. EAST, STE. 102  
COLLEGE STATION, TX 77840-2120

RE:  
CAT HOLLOW HOMEOWNERS ASSOCIATION, INC.

CHARTER NUMBER 01318387-01

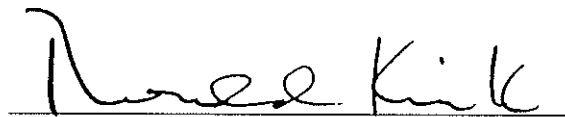
IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.



VERY TRULY YOURS,

  
Secretary of State



The State of Texas  
Secretary of State

CERTIFICATE OF INCORPORATION  
OF

CAT HOLLOW HOMEOWNERS ASSOCIATION, INC.  
CHARTER NUMBER 01318387

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT THE ATTACHED ARTICLES OF INCORPORATION FOR THE  
ABOVE NAMED CORPORATION HAVE BEEN RECEIVED IN THIS OFFICE AND ARE  
FOUND TO CONFORM TO LAW.

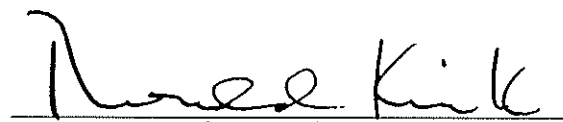
ACCORDINGLY, THE UNDERSIGNED, AS SECRETARY OF STATE, AND BY VIRTUE  
OF THE AUTHORITY VESTED IN THE SECRETARY BY LAW, HEREBY ISSUES THIS  
CERTIFICATE OF INCORPORATION.

ISSUANCE OF THIS CERTIFICATE OF INCORPORATION DOES NOT AUTHORIZE  
THE USE OF A CORPORATE 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 JULY 12, 1994

EFFECTIVE JULY 12, 1994



  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
CAT HOLLOW HOMEOWNERS ASSOCIATION, INC.

FILED  
In the Office of the  
Secretary of State of Texas  
JUL 12 1994  
Corporations Section

Corporate Name

1. The name of the corporation is CAT HOLLOW HOMEOWNERS ASSOCIATION, INC.

Legal Status

2. The corporation is a nonprofit corporation organized pursuant to the Texas Nonprofit Corporation Act.

Duration

3. The period of duration of the corporation is perpetual.

Purposes

4. The purposes for which the corporation is formed are:
  - a. Specifically and primarily to provide an organization consisting of the owners of lots in Cat Hollow Addition, as it is amended and replatted from time to time, in the City of College Station, Texas, in order to provide for the management, maintenance, preservation, and architectural control of the subdivision located in Brazos County, Texas, as more particularly described in the plat of the subdivision now or hereafter appearing of record in Brazos County, Texas.
  - b. Generally to promote the health, safety, and welfare of the owners of lots in the subdivision, to exercise all of the powers and privileges, and to perform all of the duties and obligations of the association as set forth in the Declaration and its subsequent amendments, and in its by-laws, and to do any and all other acts, levys, collections, enforcements, acquisitions, lending transactions, construction, and maintenance obligations, and any and all other powers, rights, and privileges that a corporation organized under the Texas Nonprofit Corporation Act by law may now or at a later time have to exercise.

Initial Registered Office and Agent

5. The street address of the initial registered office is 2405 Texas Avenue South, Suite 308, College Station, Texas, and the name of the initial registered agent at such address is Dan Bensimon.

Board of Directors

6. The affairs of the corporation shall be by a board of directors. The number of directors constituting the initial board is three (3). The number of directors may be changed by amendment of the by-laws of the corporation.

The name and addresses of the persons who are to serve as the initial directors are:

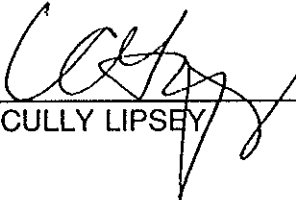
NAME	ADDRESS
Dan Bensimon	2405 Texas Avenue South, Suite 308 College Station, Texas 77840
Laurie Follis	208 Southwest Parkway College Station, Texas 77840
Myra Beth Whatley	2405 Texas Avenue South, Suite 308 College Station, Texas 77840

Incorporator

The name and street address of the incorporator of the corporation is:

Cully Lipsey  
1021 University Drive East, Suite 102  
College Station, Texas 77840

SIGNED AND DATED this 7 day of July, 1994.

  
\_\_\_\_\_  
CULLY LIPSEY

STATE OF TEXAS §

COUNTY OF BRAZOS §

Before me the undersigned notary public on this day personally appeared Cully Lipsey, who being duly sworn, on oath and stated the he has read the above articles of incorporation and that every statement contained in the articles of incorporation is within his personal knowledge and is true and correct.



\_\_\_\_\_  
CULLY LIPSEY

SUBSCRIBED AND SWORN to before me on the 20th day of July, 1994 certify which witness my hand and official seal.



\_\_\_\_\_  
Notary Public, State of Texas

