

**CERTIFICATE OF RECORDING FOR
ASHLAND GARDEN HOMEOWNERS ASSOCIATION, INC.**

In accordance with Section 202.006 of the Texas Property Code, Ashland Garden Homeowners Association, Inc. files this Certificate of Recording.

INSTRUMENT(S) ATTACHED FOR RECORDING:

Certificate of Formation of Ashland Garden Homeowners Association, Inc. dated July 22, 2013

PROPERTY DESCRIPTION:

Lots 1 through 12, in Block 1, of Villas at Ashland Street Subdivision, a subdivision in Harris County, Texas, according to the Map Records thereof, recorded at Film Code No. 617248 of the Map Records of Harris County, Texas

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Name: Christopher George
President of the Board of Directors of
Ashland Garden Homeowners Association, Inc.

Dated this 17 day of December, 2014.

Before me, the undersigned authority, on this day personally appeared *Christopher George* President of Ashland Garden Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that at least a majority of the Board of Directors approved this Certificate of Recording and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Board of Directors for Ashland Garden Homeowners Association, Inc.

Given under my hand and seal of office, this the 17 day of December 2014.

Vicki D Howison
Notary Public, State of Texas



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**CERTIFICATE OF FORMATION OF
ASHLAND GARDEN HOMEOWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION**

Corporations Section

This certificate of formation is submitted for filing pursuant to the applicable provisions of the Texas Business Organizations Code.

Article I - Entity Name and Type

The name and type of filing entity being formed are: Ashland Garden Homeowners Association, Inc., a Texas nonprofit corporation (hereinafter "Corporation").

Article II - Purpose

The Corporation is organized for charitable, religious, scientific, literary, or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (the "Code"), and the Texas Tax Code, Section 11.18. In particular the Corporation shall be the homeowners association for Ashland Gardens Subdivision.

Article III - Restrictions and Limitations

Notwithstanding the foregoing or anything to the contrary herein, the Corporation may not:

- A. Engage in any activity or take any action prohibited by the applicable provisions of the Texas Business Organizations Code.
- B. Pay any dividend or distribute any part of the income of the Corporation to its members, if any, directors, if any, or officers. However, the Corporation may pay compensation in a reasonable amount to its members, directors, or officers for services rendered, may confer benefits upon its members in conformity with its purposes, provided such compensation and benefits are reasonable.
- C. Make loans to the Corporation's directors.
- D. Engage in any activities, except to an insubstantial degree, that are not in furtherance of the purpose or purposes of the Corporation.
- E. Conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and its regulations, or by an organization, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code and regulations.
- F. Serve any private interest except if clearly incidental to the public benefit provided by the Corporation.

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G. Allow any of the Corporation's net earning to inure to the benefit of the members, if any of the Corporation, or any private individual.

H. Engage in more than an insubstantial degree in the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not directly or indirectly participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office, except as allowed by Internal Revenue Code and its regulations.

I. Make distributions at such time and in such manner as to subject it to tax under Section 4942 of the Code.

J. Engage in any act of self-dealing which would be subject to tax under Section 4941 of the Code.

K. Retain any excess business holdings which would subject it to tax under Section 4943 of the Code.

L. Make any investments which would subject it to tax under Section 4944 of the Code.

M. Make any taxable expenditures which would subject it to tax under Section 4945 of the Code.

Article IV - Registered Office and Registered Agent

The initial registered agent is an individual resident of the state whose name is Tony M. Brown. The business address of the initial registered agent and the initial registered office is: 720 N. Post Oak Road, Suite 630, Houston, Texas 77024.

Article V - Organizer

The name and address of the organizer is:

<u>Name</u>	<u>Address</u>
Kathy Ann Terry	PO Box 690141, Houston, Texas, 77269-0141

Article VI - Governing Authority

Management of the affairs of the Corporation is to be vested in its board of directors. The number of initial directors shall be three (3). The number of directors shall be set by the bylaws of the Corporation as may be amended from time to time, provided that the number of directors may never be less than three. 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:

Name

Address

- | | |
|------------------------|--|
| 1. Tony M. Brown | 720 N. Post Oak Road, Suite 630, Houston,
Texas 77024 |
| 2. Geoff Giering | 720 N. Post Oak Road, Suite 630, Houston,
Texas 77024 |
| 3. John Michael Guidot | 720 N. Post Oak Road, Suite 630, Houston,
Texas 77024 |

Other than initial directors, directors of the Corporation must also be members of the Corporation. If at any time, a director ceases to be a member, his or her directorship shall at such time become vacant.

Article VII - Organizational Structure

The Corporation will have members.

Article VIII - Distribution of Assets Upon Winding Up

After all liabilities and obligations of the Corporation in the process of winding up are paid, satisfied and discharged, the property of the Corporation shall be applied and distributed in accordance with section 22.304, Texas Business Organizations Code.

Article IX - Effective Date of Filing

This certificate of formation becomes effective when the document is filed by the secretary of state.

Article X - Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: July 18, 2013



Kathy Ann Terry


Kathy Ann Terry
Attorney at Law
PO Box 690141
Houston, TX 77269

RP 094-17-1510

RP 094-17-1511

FILED FOR RECORD
8:00 AM

MAR - 9 2015

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that 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 Real Property of Harris
County, Texas.

MAR - 9 2015



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS