

WALCO
23
N

\$23.00

549-62-2752

I, the undersigned, pursuant to Texas Property Code §202.006 do hereby certify:

That the attached documents are the current documents that apply to the operation and utilization of property within The Sugar Hill, a subdivision in Harris County, Texas.

That the documents which affect the use and operation of the Association are set out on the attached Exhibit "B".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this the 4 day of February, 2002.

GARY L. HEED *Gary L. Heed* /an
Print Name Secretary

[illegible]

BEFORE ME the undersigned authority, on this day personally appeared Gary L. Herd the Secretary of The Sugar Hill Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity, and that the statements therein contained are true and correct.

Given under my hand and seal of office this the 4 day of February, 2002.

NOTARY PUBLIC - STATE OF TEXAS



EXHIBIT "A"
PROPERTY DESCRIPTION

The Sugar Hill, being a condominium project established in Harris County, Texas according to that certain Condominium Declaration dated November 22, 1977 thereof, filed in Volume 56, Page 25, of the Condominium Records of Harris County, Texas.

549-62-2763

EXHIBIT "B"

RECORD OF DEDICATORY INSTRUMENTS
FOR THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.,
PURSUANT TO PROPERTY CODE §202.006

1. Articles of Incorporation of The Sugar Hill Townhomes Association, Inc., filed on 11/18/77 with the Secretary of the State of Texas.

After recording return to:
Tamara L. Simich
Roberts, Markel & Folger, L.L.P.
2500 City West Blvd., Suite 1350
Houston, Texas 77042

R:\m\302.006Cert.doc

NON-PROFIT



OFFICE OF THE SECRETARY OF STATE

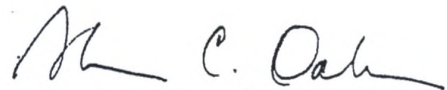
CERTIFICATE OF INCORPORATION
OF

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

The undersigned, as Secretary of State of the State of Texas, hereby certifies that duplicate originals of Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.

Dated NOVEMBER 28, 1977



Secretary of State

d1g



EXHIBIT

B

549-62-2765

NOV 28 1977

Louise Edgman
Deputy Secretary, Corporation Division

ARTICLES OF INCORPORATION

OF

THE SUGAR HILL TOWNHOMES ASSOCIATION, INC.

We, the undersigned natural persons of the age of eighteen (18) years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following articles of incorporation of such corporation.

ARTICLE I

The name of the corporation is THE SUGAR HILL TOWNHOMES ASSOCIATION, INC., hereinafter sometimes called the "Corporation" or the "Association".

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The purpose or purposes for which the corporation is organized are: to operate, manage, maintain and administer the affairs of THE SUGAR HILL, a condominium project established pursuant to Article 1301a of the Texas Revised Civil Statutes and that certain Condominium Declaration dated November 22, 1977, recorded in Volume 56, Page 25 of the Condominium Records of Harris County, Texas, (the "Declaration"); 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 of the affairs of THE SUGAR HILL as a condominium project in accordance with the Declaration; to promote the health, safety and welfare of the residents within the above condominium project; to exercise the powers and privileges and to perform all of the duties and obligations, including but not limited to the collection of assessments for such purposes, as set forth in the Declaration, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length, and to have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Texas by law may now or hereafter have to exercise.

549-62-2766

ARTICLE V

The street address of the initial registered office of the corporation is 2444 Times Boulevard, Houston, Texas, 77005, and the name of its initial registered agent at such address is RONALD W. RAUSIN.

ARTICLE VI

Every person or entity who is a record owner of a fee or undivided fee interest in any condominium unit which is subject by the Declaration to assessment of the Association including contract sellers shall be a member of the Association and shall be entitled to one vote for each unit owned, the value of such vote shall be equal to the fractional interest assigned to each such unit as set forth in the Declaration. When more than one person holds an interest in any unit, all such persons shall be members. The vote for such unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any unit. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Memberships shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE VII

The name and street address of each incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
ALFRED C. HERRMANN	2444 Times Boulevard Houston, Texas 77005
RONALD W. RAUSIN	2444 Times Boulevard Houston, Texas 77005
RANDALL J. DAVIS	2444 Times Boulevard Houston, Texas 77005

ARTICLE VIII

The affairs of this Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial

549-62-2768

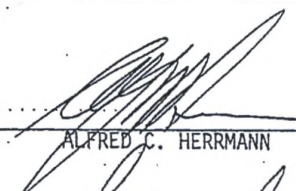
Directors until the election of their successors are:

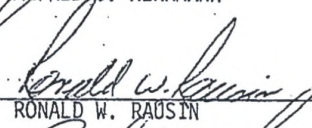
<u>NAME</u>	<u>ADDRESS</u>
ALFRED C. HERRMANN	2444 Times Boulevard Houston, Texas 77005
RONALD W. RAUSIN	2444 Times Boulevard Houston, Texas 77005
RANDALL J. DAVIS	2444 Times Boulevard Houston, Texas 77005

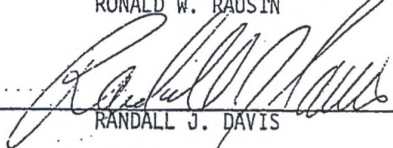
ARTICLE IX

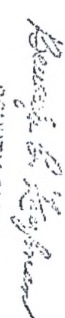
Amendment of these articles shall require the assent of three-fourths (3/4) of the entire membership.

IN WITNESS WHEREOF, we have hereunto set out hands, this 22 day of November, A. D., 1977.


ALFRED C. HERRMANN


RONALD W. RAUSIN


RANDALL J. DAVIS


COUNTY CLERK
HARRIS COUNTY, TEXAS

2002 MAR -7 PM 4:29

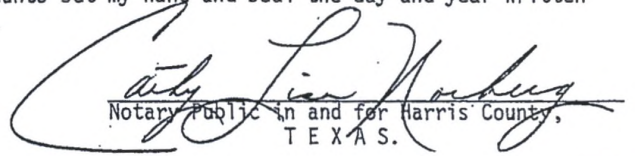
FILED

549-62-2769

THE STATE OF TEXAS |
COUNTY OF HARRIS |

I, Cathy Lisa Norberg, a Notary Public, do hereby certify
on this 22 day of November, A. D., 1977, personally appeared before me,
ALFRED C. HERRMANN, who being by me first duly sworn declared that he is the person who
signed the foregoing documents as incorporator, and that the statements therein con-
tained are true.

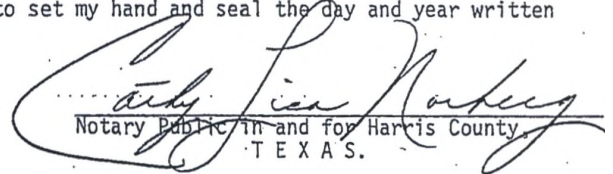
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year written
above.


Notary Public in and for Harris County,
TEXAS.

THE STATE OF TEXAS |
COUNTY OF HARRIS |

I, Cathy Lisa Norberg, a Notary Public, do hereby certify
on this 22 day of November, A. D., 1977, personally appeared before me,
RONALD W. RAUSIN, who being by me first duly sworn declared that he is the person who
signed the foregoing documents as incorporator, and that the statements therein con-
tained are true.

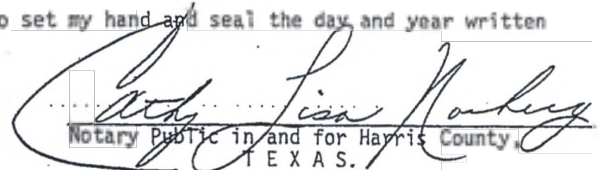
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year written
above.


Notary Public in and for Harris County,
TEXAS.

THE STATE OF TEXAS |
COUNTY OF HARRIS |

I, Cathy Lisa Norberg, a Notary Public, do hereby certify
on this 22 day of November, A. D., 1977, personally appeared before me,
RANDALL J. DAVIS, who being by me first duly sworn declared that he is the person who
signed the foregoing documents as incorporator, and that the statements therein con-
tained are true.

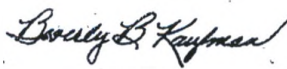
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year written
above.


Notary Public in and for Harris County,
TEXAS.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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 on

MAR - 7 2002




COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
OTHER COPY, DISCLOSED PAPER, ETC.