

ARTICLES OF INCORPORATION

OF

THE CASITAS AND CHALETS AT
PARKWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.

The undersigned natural persons of the age of 18 years or more, all of whom are citizens of the State of Texas acting as incorporators of The Casitas and Chalets at Parkway Village Homeowners Association, Inc. (the "Corporation") under the Texas Non-Profit Corporation Act (the "Act"), do hereby adopt the following Articles of Incorporation for the Corporation:

ARTICLE ONE

The name of the Corporation is The Casitas and Chalets at Parkway Village Homeowners Association, Inc. .

ARTICLE TWO

The Corporation is a non-profit corporation, no portion of the income of which will be distributable to its members, directors or officers.

ARTICLE THREE

The period of the Corporation's duration is perpetual.

ARTICLE FOUR

The purposes for which the Corporation is organized are as follows:

- (a) To administer the affairs of the general plan of development established by the Declaration;
- (b) To promote the health, safety and welfare of the Owners;
- (c) To exercise the rights, powers and authority, and to perform the obligations, conferred and imposed upon it by the Declaration, and, without limitation, to do all things reasonably necessary or incidental to the exercise of such rights, powers and authority, and performance of such obligations; and
- (d) To do all other things necessary and proper to accomplish any and all of the purposes set forth in this Article Four, and to exercise such of the general powers of a non-profit corporation set forth in Article 2.02 of the Act as are necessary to accomplish said purposes.

ARTICLE FIVE

Each individual and legal entity which now or hereafter becomes an Owner automatically shall be a member of the Corporation. Membership in the Corporation shall be appurtenant to the ownership of a Lot, and shall be inseparable from such ownership.

Members shall have such voting rights as are set forth in the Declaration and the bylaws of the Corporation.

ARTICLE SIX

The street address of the initial registered office of the Corporation is:

c/o Great Southwest Homes, Inc.
Carrillon Tower East
Suite C13
13601 Preston Road
Dallas, Texas 75240

and the name of its initial registered agent at such address is:

Charles C. Carey

ARTICLE SEVEN

The initial board of directors of the Corporation shall consist of three (3) directors. The names and addresses of the persons named to serve as directors of the Corporation until the first annual meeting of members, or until their successors shall have been elected and qualified, are:

<u>Name</u>	<u>Address</u>
Sue Renshaw	13601 Preston Road Dallas, Texas 75240
Charles C. Carey	13601 Preston Road Dallas, Texas 75240
Peggy Welborn	13601 Preston Road Dallas, Texas 75240

All of the powers of the Corporation shall be exercised by the initial board of directors until the first annual meeting of members, or until their respective successors are elected and qualified.

ARTICLE EIGHT

The names and addresses of the incorporators of the Corporation are:

<u>Name</u>	<u>Address</u>
Kent H. Roberts	1601 Elm Street, Suite 700 Dallas, Texas 75201
Lynda K. Zimmerman	1601 Elm Street, Suite 700 Dallas, Texas 75201
Diane Kennedy	1601 Elm Street, Suite 700 Dallas, Texas 75201

ARTICLE NINE

Upon dissolution of the Corporation, unless accompanied by a revocation or other termination of the Declaration, no member, director or officer of the Corporation, or any private individual,

shall be entitled to share in the distribution of any of the assets of the Corporation, but rather, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other similar organization which qualifies as an exempt organization under the Internal Revenue Code of 1954, as amended, or the corresponding provisions of any successor statute.

ARTICLE TEN

These articles of incorporation shall be subject to amendment as provided in the Act.

ARTICLE ELEVEN

As used herein, the term "Declaration" shall mean that certain Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements dated as of May 21, 1985, executed by Great South, Inc., and relating to land located in Collin County, Texas more particularly described on Exhibit "A" attached hereto, and the terms "Owner" and "Lot" shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, we have hereunto set our hands this 3d day of July, 1985.

Kent H. Roberts
KENT H. ROBERTS

Linda K. Zimmerman
LINDA K. ZIMMERMAN

Diane Kennedy
DIANE KENNEDY

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, Carla K. Chasteen, a Notary Public, does hereby certify that on this 3rd day of July, 1985, personally appeared before me KENT H. ROBERTS, LINDA K. ZIMMERMAN, and DIANE KENNEDY, who each being by me first duly sworn, declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

Carla K. Chasteen
Notary Public - State of Texas

CARLA K. CHASTEEN
Typed or Printed Name

[SEAL]

My Commission Expires:
1-22-88

EXHIBIT "A"

SECTION TWO LAND

A TRACT OF LAND LYING AND BEING SITUATED IN THE EDWIN ALLEN SURVEY, ABSTRACT NO. 8 IN THE CITY OF DALLAS, COLLIN COUNTY, TEXAS, AND ALSO BEING A PART OF DALLAS CITY BLOCK 8740, AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the most Northeasterly corner of Country Brook, Section One, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 315 of the Map Records of Collin County, Texas, a point for corner; Thence N 00°29'43" W, along the West line of a tract of land owned by O.W. Gibbons, 777.51 feet to the POINT OF BEGINNING;

THENCE S 86°54'11" W, 812.98 feet to a point in a curve to the right;

THENCE Westerly, along the curve to the right which has a central angle of 15°44'13" and a radius of 560.00 feet for an arc distance of 153.81 feet to the end of said curve and the beginning of a curve to the left, a point for corner;

THENCE Westerly, along the curve to the left which has a central angle of 15°44'13" and a radius of 620.00 feet for an arc distance of 170.29 feet to the end of said curve, a point for corner;

THENCE N 48°39'31" W 14.28 feet to a point for corner in the East line of Voss Road (60' R.O.W.);

THENCE N 04°13'13" W, along the East line of Voss Road, 245.05 feet to a point for corner;

THENCE N 03°05'49" W, along the East line of Voss Road (now 50' R.O.W.), 795.00 feet to a point for corner in the South line of a 100' Texas Power & Light Company R.O.W.;

THENCE N 86°54'11" E, along the South line of said T.P.&L. Co. R.O.W., 1197.74 feet to a point for corner in the West line of said Gibbons Tract;

THENCE S 00°29'43" E, along the said West line of said Gibbons tract, 1095.36 feet to the POINT OF BEGINNING and containing 29.267 acres of land; save and except the following described tract:

COMMENCING at the most Northeasterly corner of Country Brook, Section One, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 315 of the Map Records of Collin County, Texas, a point for corner; Thence N 00°29'43" W, along the west line of a tract of land owned by O.W. Gibbons, 1081.19 feet to a point for corner; Thence S 89°30'17" W, 202.02 feet to the POINT OF BEGINNING;

THENCE S 86°54'11" W, 568.00 feet to a point for corner;

THENCE N 03°05'49" W, 136.53 feet to a point for corner;

THENCE S 86°54'11" W, 25.66 feet to a point for corner;

THENCE N 03°05'49" W, 85.40 feet to a point for corner;

THENCE N 86°54'11" E, 1.00 feet to a point for corner;

THENCE N 03°05'49" W, 231.40 feet to a point for corner;

THENCE N 86°54'11" E, 40.00 feet to a point for corner;

THENCE N 03°05'49" W, 126.33 feet to a point for corner;

THENCE N 86°54'11" E, 574.00 feet to a point for corner;

THENCE S 00°29'43" E, 580.27 feet to the POINT OF BEGINNING and containing 7.830 acres of land;

BEING ALSO KNOWN AS PARKWAY VILLAGE, SECTION TWO, ACCORDING TO THE FINAL PLAT THEREOF FILED FOR RECORD IN CABINET E, PAGE 171, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.



The State of Texas
Secretary of State

CERTIFICATE OF INCORPORATION

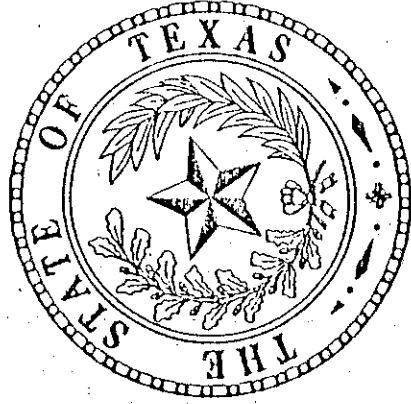
OF

THE CASITAS AND CHALETS AT PARKWAY VILLAGE HOMEOWNERS ASSOCIAT+
CHARTER NUMBER 754853

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE
CORPORATION, DULY SIGNED AND VERIFIED 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 THE SECRETARY BY LAW, HEREBY ISSUES
THIS CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE
ARTICLES OF INCORPORATION.

DATED JUNE 6, 1985



A handwritten signature in cursive script, appearing to read "W. Daniel".

Secretary of State