

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact of Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the **Articles of Incorporation of Longmire on Lake Conroe Property Owner's Association**.

Signed this 3rd day of July, 2013.

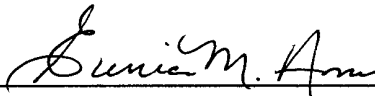
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

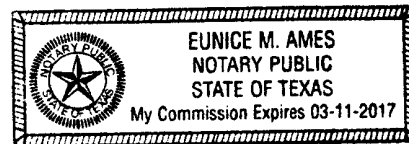
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 3rd day of July, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

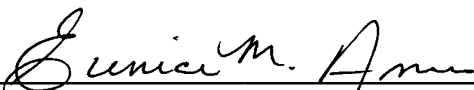

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

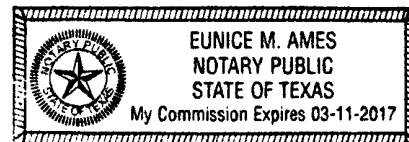
COUNTY OF MONTGOMERY §



This instrument was acknowledged before me on the 3rd day of July, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas

AFTER RECORDING RETURN TO:
Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301



ARTICLES OF INCORPORATION
OF
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned natural person of the age of 18 years or more, a citizen of the State of Texas, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I.

NAME

The name of the corporation is LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION (herein referred to as the "Association").

ARTICLE II.

NON-PROFIT CORPORATION

The Association is a non-profit corporation. Upon dissolution, all of the Association's assets shall be distributed to the State of Texas or an organization exempt from taxes under Internal Revenue Code Section 501(c)(3) for one or more purposes that are exempt under the Texas franchise tax.

ARTICLE III.

DURATION

The period of its duration is perpetual, and the Association shall continue until dissolved as provided by law.

ARTICLE IV.

PURPOSES

This Association does not contemplate pecuniary gain or profit to the members thereof, and the general purposes for which it is formed are to provide for the maintenance, repair, preservation, upkeep, protection and architectural control of the residents' lots, common areas and streets within that certain tract of property described in the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe, (herein referred to as

"Restrictions"), a subdivision in Montgomery County, Texas, as per map recorded in Cabinet H, Sheet 120B-121A, Map Records of Montgomery County, Texas (herein sometimes referred to as the "Subdivision"), said Restrictions recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File No. 9546016, and other properties brought within the scheme of the Restrictions or similar Restrictions for all sections of Longmire on Lake Conroe pursuant to the provisions and authority of said Restrictions, and to promote the health, safety and welfare of the members of the Association and the residents within the Subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, and specifically:

(a) To promote the health, safety, and welfare of the lot owners of Longmire on Lake Conroe;

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Declarant as set forth in the Restrictions, as same may be amended from time to time as therein provided, which may be assigned to the Association by Declarant pursuant to said Restrictions, and as may be set forth in any other supplemental restrictions which may be filed from time to time pursuant to and in accordance with the authority and provisions of the Restrictions;

(c) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Restrictions and Bylaws as may be assigned to the Association; to administer, utilize and disburse said maintenance charges and assessments so as to promote the recreation, health, safety and welfare of the residents and for the improvement and maintenance of the Subdivision as provided in said Restrictions; to pay all expenses in connection with the collection and enforcement of said assessments and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To acquire (by gift, purchase or otherwise), own, hold,

improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(e) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) To dedicate, sell, transfer or convey all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;

(g) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property or common area as provided for in the Restrictions; and

(h) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Act of the State of Texas by law may now or hereafter have or exercise, but which are consistent with this non-profit corporation's claiming and continuing to claim an exemption from federal income and state franchise taxes.

ARTICLE V.

MEMBERSHIP

Every owner of a lot located in Longmire on Lake Conroe, or in any additional property brought within the scheme of the Restrictions pursuant to the provisions and authority of said Restrictions, including contract purchasers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot.

ARTICLE VI.

RESTRICTIONS AND REQUIREMENTS

The Association shall not pay dividends or other corporate income to its directors or officers or otherwise accrue distribut

able profits or permit the realization of private gain. The Corporation shall have no power to take any action prohibited by the Texas Non-Profit Corporation Act. The Corporation shall not have the power to engage in any activities, except to an insubstantial degree, that are not in furtherance of the purposes set forth above.

ARTICLE VII.

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 513 North Main, Suite 206, Conroe, Texas 77301. The name of the initial registered agent at this office is Michael B. Stoecker.

ARTICLE VIII.

BOARD OF DIRECTORS

The qualifications, manner of selection, duties, terms, and other matters relating to the Board of Directors (referred to as the "Board of Directors") shall be provided in the Bylaws. The initial Board of Directors shall consist of three (3) persons. The number of directors may be increased or decreased by adoption or amendment of bylaws. In electing directors, members shall not be permitted to cumulate their votes by giving one candidate as many votes as the number of directors to be elected or by distributing the same number of votes among any number of candidates. The initial Board of Directors shall consist of the following persons at the following addresses:

<u>Name of Director</u>	<u>Street Address</u>
Sherrie Browne	21 East Wood Timber Ct. The Woodlands, Texas 77381
Shirley Hewett	513 North Main Street Conroe, Texas 77301
Michael B. Stoecker	304 Heidelberg Conroe, Texas 77301

ARTICLE IX.

LIMITATION ON LIABILITY OF DIRECTORS

A director is not liable to the Association or its members for monetary damages for an act or omission in the director's capacity as director except to the extent otherwise provided by a statute of the State of Texas.

ARTICLE X.

INDEMNIFICATION

The Association may indemnify a person who was, is, or is threatened to be made a named defendant or respondent in litigation or other proceedings because the person is or was a director or other person related to the Association as provided by the provisions in the Texas Non-profit Corporation Act governing indemnification. As provided in the Bylaws, the Board of Directors shall have the power to define the requirements and limitations for the Association to indemnify directors, officers, members, or others related to the Corporation.

ARTICLE XI.

AMENDMENTS

The Board of Directors of this Association is expressly authorized to alter, amend, or repeal the Bylaws or to adopt new Bylaws of this Association, without any action on the part of the members; but the Bylaws made by the Directors and the powers so conferred may be altered or repealed by the members.

ARTICLE XII.

CONSTRUCTION

All references in these Articles of Incorporation to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time.

ARTICLE XIII

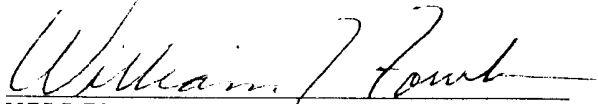
INCORPORATOR

The name and street address of the incorporator is:

William T. Fowler
513 North Main, Suite 201
Conroe, Texas 77301

I execute these Articles of Incorporation on November 10,
1995.


INCORPORATOR:



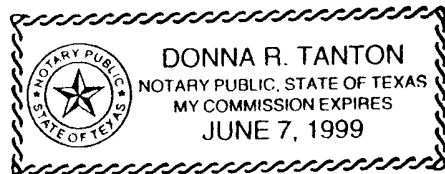
WILLIAM T. FOWLER

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

I, the undersigned Notary Public, do hereby certify that on this the 10th day of November, 1995, personally appeared before me WILLIAM T. FOWLER, who being by me first duly sworn declared that he was the person whose name is subscribed to the foregoing document as incorporator, and that the statements contained therein are true.



Notary Public, State of Texas



FILED FOR RECORD

07/03/2013 3:19PM



COUNTY CLERK
MONTGOMERY 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 photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify 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 Montgomery County, Texas.

07/03/2013



County Clerk
Montgomery County, Texas