

JAN 04 1985

Clerk A  
Corporations Section

ARTICLES OF INCORPORATION

OF

SUNRISE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

We, the undersigned natural persons, at least two (2) whom are citizens of the State of Texas, and who are of the age of eighteen (18) years or more, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is SUNRISE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE TWO

NONPROFIT CORPORATION

The corporation is a nonprofit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose for which this corporation is formed are:

(1) The specific and primary purposes are to own, operate, regulate and maintain the streets, roads, Adult Recreation Pavilion, boat docks and ramps, and other common areas within the Sunrise Shores Subdivision, Henderson County, Texas.

(2) The general purposes and powers are:

(a) to collect assessments on the lots within the subdivision in accordance with the Restrictions and Restrictive Covenants governing the subdivision, and expend the funds so collected for the general welfare of the subdivision and its residents;



(b) to maintain the architectural integrity of the subdivision through the Architectural Control Committee established by the Restrictions and Restrictive Covenants governing the subdivision;

(c) to generally promote the peace, harmony and tranquility of the subdivision and its residents;

(d) to purchase, lease, or otherwise acquire, improve, construct, own, hold, use, maintain, operate, exchange, encumber, sell, convey, or otherwise dispose of, real and personal property of every kind, nature, or description, as may be necessary or desirable to promote the primary purpose of this corporation;

(e) to make and perform contracts of every kind for any lawful purpose without limit as to amount, with any person, firm, association, corporation, municipality, state, government, or municipal or political subdivision;

(f) to have and exercise all the rights and powers conferred on nonprofit corporations under the Texas Non-Profit Corporation Act, as such law is now in effect or may at any time hereafter be amended;

(g) to do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this corporation.

(3) Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this corporation.

This corporation is organized pursuant to the Texas Non-Profit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes.



ARTICLE FIVE

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is Route 1, Sunrise Shores, Chandler, Texas 75758 and the name of its initial registered agent at such address is Robert A. Winslow.

ARTICLE SIX

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation is five (5), and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Joseph G. Dunacusky	Route 1, Box 151 Chandler, Texas 75758
Lewis C. Herron	Box 156 Chandler, Texas 75758
Ray E. Lee	Box 176 Chandler, Texas 75758
Kenneth P. Cox	Box 152 Chandler, Texas 75758
Robert A. Winslow	Box 183 Chandler, Texas

ARTICLE SEVEN

INCORPORATORS

The name and street address of each incorporator is:


ROBERT A. WINSLOW, Box 183, Chandler, Texas 75758

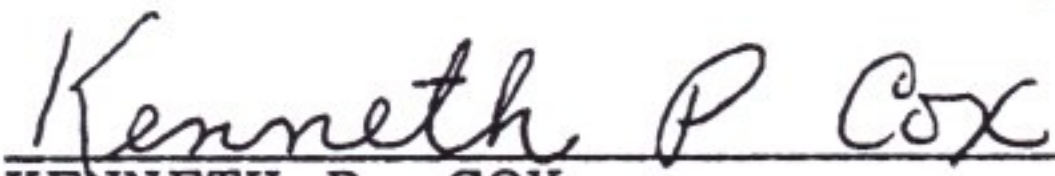
JOSEPH G. DUNACUSKY, Route 1, Box 151, Chandler, Texas  
75758

KENNETH P. COX, Box 152, Chandler, Texas

IN WITNESS WHEREOF, we have hereunto set out hands, this  
22nd day of December, 1984.

  
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ROBERT A. WINSLOW

  
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JOSEPH G. DUNACUSKY

  
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KENNETH P. COX



A C K N O W L E D G E M E N T

STATE OF TEXAS           §  
                                  §  
COUNTY OF HENDERSON   §

I, Melvin G. Bateman, a notary public, do hereby certify that on this 22nd day of December, 1984, personally appeared before me Robert A. Winslow, Joseph G. Dunacusky and Kenneth P. Cox, who, each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

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



Notary Public in and for the State  
of Texas

Notary's Printed Name:  
Melvin G. Bateman

My Commission Expires: 6/30/88