

MAR 04 2003

ARTICLES OF INCORPORATION
OF
CREEKLAKE COVE PROPERTY OWNERS ASSOCIATION

Corporations Section

ARTICLE ONE

The name of the corporation is CREEKLAKE COVE PROPERTY OWNERS ASSOCIATION.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purposes or purposes for which the Corporation is organized is to provide for the maintenance and preservation of the property subject to the recorded restrictions applicable to Creeklake Cove Subdivision, an existing subdivision in Polk County, Texas, to promote the health, safety and welfare of the residents within the above-described property, and

(1) Exercise all of the powers and privileges and to perform all of the duties and obligations of the association as set forth in those certain statements of restrictions applicable to the property or subdivision named above, and recorded in the Deed Records of Polk County, Texas, and as the same may be amended from time to time as therein provided, said restrictions being incorporated herein as if set forth at length;

(2) Fix, levy, collect and enforce payment by any lawful means, all charges or

assessments pursuant to the terms of such restrictions and any maintenance fund agreements; to pay all expenses in connection therewith 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; and

(3) Have and exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Act of the State of Texas may by law now or hereinafter have or exercise; provided that none of the objects or purposes herein set out shall be construed to authorize the corporation to do any act in violation of the said Nonprofit Corporation Act or any other laws of the State of Texas or United States.

ARTICLE FIVE

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, Directors, Officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence Legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry any other activities not permitted to be carried on (a) by an organization exempt from Federal Income Tax under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law) or (b) by an organization, contributions to which are deductible under Section 170 of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue law).

