

**FIRST AMENDED MANAGEMENT CERTIFICATE FOR
SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

1. Name of Subdivision: Sydney Harbour
2. Location of Subdivision: Harris County, Texas
3. Name of Homeowners Association: Sydney Harbour Homeowners Association, Inc.
4. Recording Data for Management Certificate: 20130645349
5. Recording Data for Bylaws: 20120001279
6. Recording Data for Declaration: Sydney Harbour, Section One Declaration of Covenants, Conditions and Restrictions – X258318; First Amendment to Sydney Harbour Section One Declaration of Covenants, Conditions and Restrictions – X890983; Sydney Harbour Section Two Declaration of Covenants, Conditions and Restrictions – Y371248; Sydney Harbour Section Three Declaration of Covenants, Conditions and Restrictions – 20060100837; Sydney Harbour Section Four Declaration of Covenants, Conditions and Restrictions – 20080168719; First Amendment to Sydney Harbour Declaration of Covenants, Conditions and Restrictions of Section One, Section Two, Section Three, and Section Four – 20130134670
7. Name and mailing address for Association: Sydney Harbour Homeowners Association, Inc., 24200 Southwest Freeway, Suite 402-260, Rosenberg, Texas 77471
8. The Association's designated representative is: Sussan Martinez, Montage Community Services, 24200 Southwest Freeway, Suite 402-260, Rosenberg, Texas 77471; Phone: 832-600-4142

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9. Other information the Association considers appropriate for the governing administration or operating of the Subdivision or the Association: Articles of Incorporation (See Exhibit "A").

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Sydney Harbour, and perform a physical inspection of the lot and common areas, prior to purchase.

SYDNEY HARBOUR HOMEOWNERS ASSOCIATION,
INC.

By: [Signature]

Printed Name: BRENT E. HEKALY

Title: SECRETARY OF TREASURE

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged and signed before me on this the 8 day of August, 2017 by Brent Hekaly, the Secretary of the Sydney Harbour Homeowners Association, Inc. on behalf of the Association.



[Signature]
Notary Public, State of Texas

Sussan R. Martinez
Printed Name

My commission expires: 12/01/2019

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ARTICLES OF INCORPORATION
OF
SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC. Corporations Section

JAN 26 2004

I, the undersigned natural person of the age of eighteen years or more, a citizen of the State of Texas, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, adopt the following Articles of Incorporation for SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC. (the "Association").

I. CORPORATE NAME

The name of the corporation is SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC.

II. CORPORATE ADDRESS AND AGENT

The street address of the Association's initial registered office is 10410 Windermere Lakes Blvd., Houston, Texas 77065, and the name of its initial registered agent at such address is Jennie Trapolino

III. CORPORATE STATUS

The Association is a non-profit corporation. The Association is not formed for pecuniary profit. No part of the income or assets of the Association is distributable to or for the benefit of its members, directors, or officers, except to the extent permissible under law.

IV. PURPOSES AND POWERS OF THE ASSOCIATION

The Association is formed for the purposes of providing for community, civic, and social welfare of the owners, residents, and occupants of the land which may at any time and from time to time be subject to certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), Supplemental Restrictions or Annexation Agreements to be recorded in the Official Public Records of Real Property of Harris County, Texas, and to promote the health, safety, and welfare of the owners, residents, and occupants, and for these purposes to:

a. provide and maintain the common area, facilities, and a service of overall benefit to owners, residents, and occupants of the land subject to the jurisdiction of the Association, including, but not by way of limitation, lighting, maintenance and cleaning of the streets internal to the land; maintenance of the common areas and landscape reserves conveyed to or owned by the Association; maintenance of street right of ways adjacent to landscape reserves and esplanades within the right of ways, recreation; and other services, facilities and activities as may be in the community's interest.

b. exercise all of the powers and privileges and performance of all of the duties and obligations of the Association as set forth in the Declaration and Bylaws of the Association;

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c. fix, levy, collect, and enforce payment by the lawful means of all assessments pursuant to the terms of the Declaration;

d. pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, and governmental charges levied or imposed against the property of the Association;

e. 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 interests in and to real or personal property in connection with the affairs of the Association;

f. borrow money and with the approval of a majority of the votes of the Association, mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred;

g. dedicate, sell, or transfer all or any part of the parks, common area, and facilities owned by the Association to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the board of directors; provided that no conveyance of any parks, common area, or facilities other than the granting of utility easements shall be permitted except to a public entity established for purposes similar to the Association or which shall be dedicated to the preservation of community purposes and interest and which is capable of maintaining and agreeing to maintain the same; and further provided that any dedication, sale, or transfer other than for utility easements shall be approved by a 2/3 of the Lot (as defined in the Declarations herein called "Lot") owners.

h. participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided that any merger or consolidation shall be approved by a 2/3 majority of the votes in the Association;

i. establish and enforce rules and regulations governing the use, operation, maintenance, control, and disposition of property to which the Association holds title or to which control is vested in the Association; and

j. 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 now or hereafter may have or exercise; provided that none of the objects or purposes set out in these Articles shall be construed to authorize the Association to do any act in violation of the Texas Non-Profit Corporation Act, and all such objects or purposes are subject to the Act.

V. MEMBERSHIP

Every person or entity who is a record owner of fee simple title to any lot subject to assessment by the Association shall be a member of the Association and entitled to voting rights in the Association. Persons or entities who hold an interest in any property subject to assessment merely as security for the performance of any obligation shall not, however, be members. Such fee simple ownership shall be the sole qualification to be a member. Membership in the Association shall be appurtenant to and shall automatically follow the ownership of such Lot and may not be separated from such ownership.

VI. VOTING RIGHTS

Votes in the Association shall be assigned on the basis of Class Membership, as follows:

There shall be two classes of votes in the Association, as follows:

Class A. In any election or required vote of the Association, each Lot owned by an owner other than the declarant of the Declaration shall be entitled to one vote. When more than one person is the owner of a Lot, they shall decide among themselves how their vote shall be cast and shall advise the secretary of the Association of their determination in advance of any meeting at which a vote will be taken. No vote may be cast on behalf of any Lot for which any assessment has not been paid in full by the due date set forth in the Declaration or, as applicable, by the Association.

Class B. In any election or required vote of the Association, each Lot owned by the declarant shall be entitled to Nine (9) votes, except that Class B votes shall cease and be converted to Class A votes on the happening of the first of the following events:

- a. fifteenth anniversary from the date of the Declaration; or
- b. when the Declarant terminates Class B votes by an instrument filed at the Official Public Records of Real Property in Harris County, Texas; or
- c. Seventy-Five percent (75%) of the Lots are deeded to homeowners.

At such time that Declarant annexes additional property into the Association, the Class B membership shall be reinstated if it had previously ceased due to one of the conditions listed above in a or b.

VII. DURATION

The Association shall exist perpetually.

VIII. DISSOLUTION

The Association may be dissolved upon approval by 2/3 majority of the total votes in the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused acceptance, the assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

IX. INDEMNIFICATION

The Association shall indemnify its directors, Officers, employees, and agents to the full extent permitted by the laws of the State of Texas.

X. INCORPORATOR

The name and street address of the incorporator is:

Jennie Trapolino
10410 Windermere Lakes Blvd.
Houston, Texas 77065

XI. DIRECTORS

The number of directors of the corporation shall be three (3). The number of directors may be increased or decreased from time to time in the manner provided by the Bylaws, but no decrease shall have the effect of shortening the terms of any incumbent director. The names and addresses of the persons who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

Renee Hays
10410 Windermere Lakes
Houston, TX 77065

Jennie L. Trapolino
10410 Windermere Lakes
Houston, TX 77065

Lana E. Herff
10410 Windermere Lakes
Houston, TX 77065

XII. HUD OR VA APPROVAL

Annexation of additional property, mergers and consolidations, mortgaging of common area, dissolution and amendment of these Articles require the prior approval of the United States Department of Housing and Urban Development ("HUD") or the Veterans Administration ("VA") for so long as there is a Class "B" membership. However, in the event mortgages or deeds of trust recorded against Lots within the properties are not insured by HUD or the VA, then all of the prior approval requirements shall be null and void and no such prior approval shall be required.

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XIII. AMENDMENTS

Amendments of these Articles of Incorporation shall require the consent of two-thirds (2/3rds) of the entire membership of the Association. So long as there is a Class B membership, an amendment of these Articles of Incorporation shall require prior approval of HUD or VA.

ACCEPTANCE

I, the undersigned, being the incorporator of the corporation, have executed these Articles of Incorporation on December 1, 2003



Jennie Trapolino

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Pages 8
08/11/2017 08:21 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid 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
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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