

CORPORATE CERTIFICATE
CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.

The undersigned certifies that he/she is the President of Cape Conroe Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for Cape Conroe Section I and Cape Conroe Section II, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the **Articles of Incorporation** and **Bylaws** of Cape Conroe Property Owners Association, Inc. are attached to this certificate as Exhibit "A."

Signed this 16 day of December, 2011.

**CAPE CONROE PROPERTY OWNERS
ASSOCIATION, INC.**

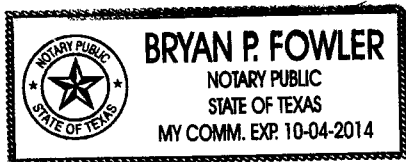
By: Woodrow Wallace President
WOODROW WALLACE, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 16th day of DECEMBER, 2011, by WOODROW WALLACE, President of CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

B P F
NOTARY PUBLIC, State of Texas



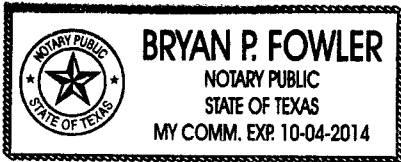
THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 16th day of DECEMBER, 2011, by WOODROW WALLACE, President of CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC., 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

NOV 13 1974

ARTICLES OF INCORPORATION OF
CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.

James B. Chote
Deputy Director, Corporation Division

We, the undersigned natural persons of the age of twenty-one years or more, all of whom are citizens of the State of Texas, 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 CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE TWO

The corporation is a non-profit corporation and has no capital stock.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

To provide constructive civic and social welfare for the community; to inculcate civic consciousness by means of active participation in constructive projects; to promote the enhancement of property value of, and the betterment of, the property known as Cape Conroe Subdivision; to encourage or promote residential building and development of the subdivision in accordance with the covenants set forth in the Deed Restrictions; to purchase, receive, lease or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property or any interest therein, wherever situated, necessary, proper or incidental to the performance of the purpose of this corporation; to do any and all other things necessary or desirable or of general benefit to the community.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 7117 Langdon Lane, Houston, Texas and the name of its initial registered agent at such address is Francis O. Chadick.

ARTICLE SIX

The number of directors constituting the initial board of directors of the corporation is nine (9) and the names and addresses of the persons who are to serve as such initial directors are:

<u>Name</u>	<u>Address</u>
George M. Wood	1859 Bethlehem Houston, Texas
Wilbur W. Hurst	12727 Westleigh Drive " "
H. D. Foitik	2639 Carolina Way " "
T. O. Gaylord	13810 Waterville Way " "
Ken R. Schoenfeld	5215 Chantilly " "

Continued

<u>Name</u>	<u>Address</u>
Charles H. Dearborn	5405 Holly Springs Houston, Texas
Francis O. Chadick	7111 Langdon Lane " "
Bertram Spencer	10802 Sailview, P. O. Box 76, Montgomery, Texas
Harold W. Austin	Cape Conroe II, Montgomery, Texas

ARTICLE SEVEN

The names and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Francis O. Chadick	7111 Langdon Lane Houston, Texas
H. D. Fottik	2639 Carolina Way " "
Ken R. Schoenfeld	5215 Chantilly " "

ARTICLE EIGHT

The owner of each lot in CAPE CONROE, SECTION I and II, Subdivisions in Montgomery County, Texas, according to map or plat thereof recorded in Montgomery County, Texas, shall be eligible to be a member of the corporation; provided, however, that in the event one individual owns more than one lot, such individual shall be entitled to only one membership, and in the event one lot is owned by two or more individuals, such individuals shall be entitled to only one membership between them. Each member shall have one vote. At the initial meeting of the membership of the corporation, By-Laws will be adopted to set the amount of annual dues each member must contribute and the date by which such dues must be paid as a condition to continued membership in the corporation.


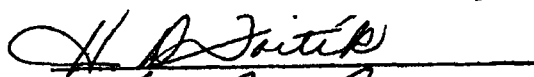

ARTICLE NINE

The Board of Directors of the corporation shall have no authority to sell, convey or incumber any of the real property owned by the corporation without authority of the membership expressed by the affirmative vote of two-thirds of such members present at a meeting of the membership called for the purpose of securing such authority.

ARTICLE TEN

No part of the revenues or earnings of this corporation shall ever enure to the benefit of any member and no member of this corporation shall ever be entitled to or be paid any dividend of any description from this corporation or be entitled to or receive any of the properties or assets of this corporation whether upon liquidation, dissolution or otherwise except as provided in law. No member of this corporation shall ever be personally liable for any debt incurred by or in the name of this corporation, save and except as may otherwise be expressly provided for by law or statute.

IN WITNESS WHEREOF, we have hereunto set our hands this 29th day of October, 1974.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

I, George M. Wood, a Notary Public, do hereby certify that on this 29th day of October, 1974, personally appeared before me Francis A. Chadwick, H. D. Fortik and Ken R. Schoenfeld, 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.



George M. Wood
Notary Public in and for
Harris County, T e x a s

BY-LAWS
OF
CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

SECTION 1. NAME. The name of this corporation is "CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC."™

SECTION 2. The principal office shall be located at the Cape Conroe Subdivision, Montgomery County, Texas.

ARTICLE II

THE ASSOCIATION

SECTION 1. PURPOSE. The purposes for which the corporation is organized are:

to provide constructive civic and social welfare for the community; to inculcate civic consciousness by means of active participation in constructive projects; to promote the enhancement of property value of, and the betterment of, the property known as Cape Conroe Subdivision; to encourage or promote residential building and development of the subdivision in accordance with the restrictive covenants set forth in the Amended, Extended and Merged Restrictive Covenants for Cape Conroe, Section I and II; to enforce the restrictive covenants for the protection of the property in the subdivision; to purchase, receive, lease or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property of any interest therein; wherever situated, necessary, proper or incidental to the performance of the purpose of this corporation; to do any and all other things necessary or desirable or of general benefit to the community.

SECTION 2. NON PROFIT STATUS. The Association shall at all times meet the qualifications of a Non-Profit Corporation under the laws of the State of Texas. No part of the revenues or earnings of this corporation shall ever inure to the benefit of any member and no member of this corporation shall ever be entitled to or be paid any dividend of any description from this corporation or be entitled to or receive any of the properties or assets of this corporation whether upon liquidation, dissolution or otherwise except as provided in law. No member of this corporation shall ever be personally liable for any debt incurred by or in the name of this corporation, save and except as may otherwise be expressly provided for by law or statute.

ARTICLE III

MEMBERSHIP AND MEETINGS

SECTION 1. MEMBERSHIP CLASS. The corporation shall have one class of members. All owners or purchasers of property in Cape Conroe Subdivision, Montgomery County, Texas, are eligible for

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membership in this Corporation, subject to the qualifications, and are entitled to the following rights set forth in this Article.

SECTION 2. QUALIFICATIONS. To be in good standing, each member must:

(a) Be an owner or purchaser of property in Cape Conroe Subdivision, Montgomery County, Texas, or the head of a family or household that is the owner or purchaser of property in said subdivision. If two or more persons acquire undivided ownership or purchase interest in the same parcel of property in said subdivision, then the person designated in writing by the owners of such undivided interest shall be eligible to apply for membership in the organization.

(b) Pay all Association dues that are determined and assessed by the Board of Directors for each membership.

SECTION 3. VOTING. Each member in good standing shall have the right to cast one vote in each matter to be decided by a vote of the membership, or that is submitted to a vote of the members by the Directors. At any special or regular meeting of the members of this Corporation, only members who are in good standing shall be entitled to vote on matters pertaining to this Corporation. This limitation does not apply to voting on matters pertaining to the Restrictive Covenants for the Subdivision, when all lot owners are eligible to vote, regardless of whether or not such members may be in good standing with this Corporation.

SECTION 4. TRANSFER. Membership in this Corporation is appurtenant to owning a lot in Cape Conroe. Membership is transferable or assignable to a spouse, child, parent or grandparent related by blood or by marriage. Subsequent property owners must meet the QUALIFICATIONS for membership to be in good standing.

SECTION 5. ANNUAL MEETING. An annual meeting of the members shall be held at 2:00 p.m. on the first Sunday of October of each year. Such meeting shall be held at a location in the Cape Conroe Subdivision as designated by the Board. The meeting shall be held for the purpose of electing directors, and for the transaction of such other business as may come before the Board. If the election of Directors shall for any reason not be held on the day designated herein, or any annual meeting, or at any adjournment thereof, the Directors shall cause the election to be held at a special meeting of the members as soon thereafter as convenient.

SECTION 6. SPECIAL MEETINGS. Special meetings of the members may be called by the Board of Directors or by not less than one-tenth (1/10th) of the members in good standing.

SECTION 7. NOTICE. Written or printed notice stating the place, day and hour of any meeting of members shall be delivered not less than ten (10) days nor more than fifty (50) days prior to the date of such meeting, either personally or by mail, to each member entitled to vote at such meeting. In case of a special meeting, or required by statute, or by these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice as well as the time and place of the Special Meeting. If mailed, the notice of meeting shall be deemed to be delivered when deposited in the United States Mail, addressed to the member's address as it appears in the records of the Corporation with postage thereon prepaid.

SECTION 8. MAJORITY. Any action required by law to be taken at a meeting of the members or any action which may be taken at a meeting of the members, may be taken without a meeting if a consent in writing, setting forth the action to be so taken shall be signed by two-thirds (2/3rds) of the members, or their proxies, who attend and are entitled to vote with respect to the subject matter thereof at such meeting.

SECTION 9. QUORUM. The members holding one-tenth (1/10th) of the total votes which may be cast at any meeting shall constitute a quorum of such meeting. If a quorum is not present at any meeting of members, a majority of the members present may adjourn the meeting from time to time without further notice.

SECTION 10. PROXIES. At any meeting of members, a member which shall be entitled to vote may vote either in person or by proxy, executed in writing by the member or by his duly authorized attorney-in-fact. No proxy shall be valid after thirty (30) days from the date of its execution, unless otherwise provided in the proxy.

ARTICLE IV

DIRECTORS

SECTION 1. POWERS. All the general powers of the Corporation shall be vested in and exercised by the Board of Directors. The number of Directors shall be nine (9), unless changed by the vote of two-thirds (2/3rds) of the members of the Corporation who attend and vote at any regular or special meeting called for such purpose.

SECTION 2. TERM OF OFFICE. Each Director shall be elected for a term of three (3) years, and shall serve such term until that Director is re-elected, that Director's successor shall have been elected, or until that Director shall have resigned or shall have been removed in the manner hereinafter provided. Three Directors shall be elected each year for the three-year term so as to provide rotation of office within the membership but perpetuate some continuity of leadership. The terms of the Directors shall be staggered so that each year only three (3) positions on the Board of Directors shall become vacant.

SECTION 3. ELECTION. At any meeting of the members for the election of Directors at which a quorum is present, the vote of a majority of members so present in person or by proxy shall be required to elect any member of the Board of Directors. Such election may be by written and/or secret ballot. No person may be elected as a Director unless that person is a member in good standing of the Association. No person may be elected as a Director or may begin to serve as a Director at any time while that person is a party opponent in any lawsuit in which the Association is also a party.

SECTION 4. ORGANIZATION. At all meetings of the Board of Directors, the President, or in his absence the Vice-President, shall act as Chairman, and the Secretary of the Corporation, or in his absence, any person appointed by the Chairman, shall act as Secretary.

SECTION 5. RESIGNATION. Any Director of the Corporation may resign at any time by giving written notice to the President or Secretary of the Corporation.

SECTION 6. VACANCY. In case any vacancy shall exist in the Board of Directors caused by death, resignation, removal, or any other cause, the Directors, at any regular meeting, or special meeting, shall appoint the First Alternate Director to fill such vacancy. The First Alternate Director shall serve for the unexpired portion of the term of the Director whose position he has filled. At such time as the First Alternate Director becomes a Director, then the Second Alternate Director shall become the First Alternate Director. The Board of Directors shall then, at any regular or special meeting appoint a Second Alternate Director.

SECTION 7. ANNUAL MEETING. The annual meeting of the Board of Directors shall be held immediately following the annual meeting of the members, and at the same place. Notice of such annual meeting shall be given in the same manner as provided for the annual meeting of the

members, and may be included in such notice.

SECTION 8. SPECIAL MEETINGS. Special meetings of the Board of Directors shall be held whenever called by the President or Vice-President, or a majority of the Board of Directors. Notice of such meetings shall be mailed to each Director, addressed to him at his last known post office address, or shall be delivered by electronic mail, by telecopier or tele-facsimile, telegram, communicated by telephone, or communicated in person at least five (5) days before the day on which the meeting is to be held. Each such notice shall state the time and place and state the purpose of the meeting. Notice of any meeting need not be given to any Director if waived by him in writing. The presence of any Director at any meeting shall be considered as a waiver of any claim of non-notice of such meeting by such Director.

SECTION 9. QUORUM AND MANNER OF VOTING. Except as otherwise provided by statute and these By-Laws, a majority of the Directors shall be required in order to constitute a quorum for the transaction of business, and that act of a majority of the Directors present at any meeting shall be the act of the Board of Directors.

SECTION 10. REMOVAL. At any meeting of the Directors, any member of the Board of Directors may be removed from holding the position of Director and from all committees such member may hold. Such member of the Board of Directors may be removed upon the express vote of two-thirds (2/3rds) of the remaining Directors present and voting at such meeting. A member of the Board of Directors may be removed under these provisions only upon the vote of a majority of the members of the Board of Directors present and voting at such meeting (excluding, if applicable, the Director who is the subject of a motion to remove) that determines that the Director to be removed has engaged in at least one of the following:

- (a) has mishandled or misappropriated funds of the Corporation;
- (b) has violated or has participated in the violation of the restrictive covenants of the Subdivision in any material respect;
- (c) has interfered, in any material respect, with the enforcement of the restrictive covenants of the subdivision; or
- (d) has failed to preserve confidential and privileged matters or information of the Board of Directors or the Corporation; or
- (e) fails to attend three (3) consecutive meetings with no justification.

SECTION 11. ALTERNATE DIRECTORS. At any annual meeting of the membership of the Corporation, the members may elect two (2) members to serve as a Alternate Directors who may serve only in the event of a vacancy on the Board of Directors. If two Alternate directors are elected at the same meeting, the member receiving the highest number of votes will be designated the "First Alternate Director", and the member receiving the second highest number of votes will be designated the "Second Alternate Director".

ARTICLE V

OFFICERS

SECTION 1. DESIGNATION. The officers of the organization shall be a President, one or more Vice-Presidents (the number thereof to be determined by the Directors), a Secretary, and a Treasurer. The Directors may elect or appoint such other officers, including one or more assistant secretaries and

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one or more assistant treasurers, as they shall deem desirable, such officers to have the authority to perform the duties prescribed, from time to time. Two or more offices may not be held by the same person.

SECTION 2. ELECTION. The officers of the organization shall be elected annually by the Directors at the regular annual Board of Directors meeting by a majority of the entire Board. If the election of the officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created and filled at any meeting of the Directors. The officers shall be elected for one-year terms, and each Officer shall continue in office until the next annual meeting following his election, or until his successor shall have been elected, or until he shall have resigned or shall have been removed in the manner herein provided.

SECTION 3. REMOVAL. Any officer elected or appointed by the Board of Directors may be removed by a majority vote of the Board of Directors whenever in its judgment the best interest of the organization would be served thereby.

SECTION 4. VACANCY. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

SECTION 5. PRESIDENT. The President shall be the principal executive officer of the organization and shall in general supervise and control all of the business and affairs of the organization. The President shall preside at all meetings of the members and of the Board of Directors, and may sign, with the Secretary or any other proper officer of the organization authorized by the members, any deeds, mortgages, bonds, contracts, or other instruments which the members have authorized to be executed, however, any such deeds, mortgages, bonds, contracts, or other instruments shall be accompanied by a certified copy of the minutes, having been duly approved by proper motion, which shall be attached to and made a part of any deeds, mortgages, bonds, contracts, or other instruments to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the members or by these By-Laws, or by statute to some other officer or agent of the organization; and in general, the President shall perform all duties incident to the office of President and such other duties as may be prescribed by the members or the Board of Directors from time to time.

SECTION 6. VICE PRESIDENT. In the absence of the President or in the event of his inability or refusal to act, the Vice-President (or if there are more than one Vice Presidents, the vice presidents in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice-President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

SECTION 7. SECRETARY. The Secretary shall keep or cause to be kept, the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-Laws of as required by law; be custodian of the organization records; keep a register of the post office address of each member and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the members. The Secretary shall have the right to delegate any of the above actions to a management company or qualified individual which as been approved by a majority of the Board of Directors.

SECTION 8. TREASURER. The Treasurer shall have charge, custody, and responsibility for all funds and financial records of the Association. To carry out the duties, the Treasurer shall complete at least the following:

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- a. receive and deposit-all funds into the Association's bank accounts;
- b. disburse the Association's funds as directed by the Board of Directors;
- c. sign all checks and promissory notes of the Association;
- d. keep the Association's books of account;
- e. when directed by the Board of Directors, and at the expense of the Association, obtain a bond for the faithful discharge of the Treasurer's duties in such sum and with such sureties as the Board of Directors shall require;
- f. when directed by the Board of Directors, and at the Association's expense, obtain an annual audit of the Association's books by a Certified Public Accountant;
- g. prepare and submit to the Board of Directors an annual budget for the Association and periodic statements of the Association's income and expense;
- h. establish and maintain reasonable financial controls of the Association's funds including arranging for the Association's bank accounts to require multiple signatures of the Treasurer and other officers of the Association, to provide for the safe and secure treatment of the Association's books, records and accounts, including designating persons who may reconcile and balance the Association's bank accounts and other records. Unless otherwise directed by the Board of Directors, the Treasurer shall obtain checking account services for the Association which require: (1) two signatures on all checks in excess of \$1,000.00; (2) the reconciliation of the Association's bank account statements by persons who are not permitted to sign on the checking account; and (3) all association checks by imprinted to read "For Deposit Only" on all endorsements.

The Treasurer shall have the right to delegate any of the above actions to a management copy or other qualified individual which as been approved by a majority of the Board of Directors.

ARTICLE VI

COMMITTEES

SECTION 1. DESIGNATION. The Board of Directors, by resolution adopted at any of its meetings, may appoint any and all committees deemed necessary to carry out the purposes of this corporation. The Board shall also specify the purpose of each committee and each committee shall limit its activities to its purpose as stated by the Directors.

SECTION 2. COMMITTEE MEMBERS. The Board of Directors shall appoint the chairman of each committee. The chairman may add or remove members of the committee at the chairman's discretion. All members of the committee shall be members in good standing of the Association. Each member of a committee shall continue as such until he resigns, he is replaced by a successor, he is removed, he ceases to be a member of the association in good standing, or the committee is terminated. Any committee member removed by the chairman may appeal such removal to the Board of Directors which shall then vote to affirm the removal or to reinstate the member to the committee. The vote of a majority of Directors will govern. This paragraph does not apply to the Architectural Control Committee.

The Architectural Control Committee shall consist of at least three members, who shall be annually appointed, and may be removed and replaced by a two third's (2/3rds) vote of the members of the Board of Directors of the Association. All members of the Architectural Control Committee shall be

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property owners in the subdivision. No member of the Architectural Control Committee may vote on or participate in the consideration of any lot in which such member may have a conflict of interest. For this purpose, a conflict of interest is deemed to exist if a member either owned an interest in a lot or any determination by the Architectural Control Committee would have a direct, material financial impact on a lot owned by the member.

SECTION 3. VACANCIES. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

SECTION 4. MAJORITY AND QUORUM. Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

SECTION 5. RULES. No committee may adopt rules which are materially in conflict with these By-Laws or with rules adopted by the members or the recorded restrictions and covenants.

ARTICLE VII

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

SECTION 1. DESIGNATION BY BOARD OF DIRECTORS. The Board of

Directors, by official action, may authorize any officer or officers to enter into those contracts or execute and deliver those instruments authorized by the Board of Directors in the name of and on behalf of the corporation, and such authority must be confined to specific instances.

SECTION 2. WARRANTS AND VOUCHERS. All warrants or vouchers for payment of money, notes or other evidences of indebtedness issued in the name of the corporation shall be approved by the Board of Directors at a regular or special meeting.

SECTION 3. CHECKS. All checks, drafts or orders for payment of money, notes or other evidences of indebtedness issued in the name of the corporation shall be signed by such officer or officers in such manner as shall from time to time shall be determined by resolution of the Board of Directors.

SECTION 4. DEPOSITS. All funds of the Corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

SECTION 5. GIFTS TO ASSOCIATION. The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Corporation.

ARTICLE VIII

• BOOKS AND RECORDS

The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Directors and committees having any of the authority of the members of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the organization may be inspected by any member, or his agent or attorney for any proper purpose at any reasonable time.

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- - ARTICLE IX
- FISCAL YEAR

The fiscal year of the organization shall begin on the first day of October and end on the last day of September in each year, unless the Board of Directors determines, by resolution, any different dates.

ARTICLE X

DUES

SECTION 1. DETERMINATION. Annual membership dues will be due and payable on October 1 of each successive fiscal year. The exact amount of annual dues shall be determined by the Board of Directors.

SECTION 2. DELINQUENCY AND INTEREST. Any member who shall be in default in paying dues shall lose all membership status and must reapply for entry into membership and pay all delinquent membership dues before reinstatement. The member will be in default if dues are not paid within one (1) month after such dues become due and payable. All past-due and delinquent dues shall bear interest at the rate of eighteen percent (18%) per annum beginning on the date such dues become delinquent.

ARTICLE XI

- WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the State of Texas or under the provisions of the By-Laws of the Corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

SECRETARY'S CERTIFICATE

I hereby certify that the above By-Laws for Cape Conroe Property Owners Association, Inc. were adopted on July 11, 2007, by the majority of the Board of Directors of the Association.

SIGNED July 11, 2007

CAPE CONROE PROPERTY OWNERS

ASSOCIATION, INC.

Original signed by _____

MARTY SANFORD,


SECRETARY

<http://www.capeconroepoa.com/by-laws.htm>

10/10/2007

FILED FOR RECORD

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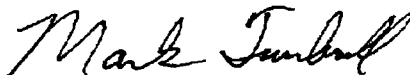


COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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.

12/21/2011



County Clerk
Montgomery County, Texas