



Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

PLANTATION HOMEOWNERS ASSOCIATION
Filing Number: 108099501

Articles Of Incorporation

June 23, 1988

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 02, 2004.




Geoffrey S. Connor
Secretary of State

FILED
In the Office of the
Secretary of State of Texas

ARTICLES OF INCORPORATION
OF
PLANTATION HOMEOWNERS ASSOCIATION

JUN 23 1988

Corporations Section

We, the undersigned natural persons, at least two (2) of 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

Name

The name of the corporation is PLANTATION HOMEOWNERS ASSOCIATION.

ARTICLE TWO

Nonprofit Corporation

The corporation is a nonprofit corporation.

ARTICLE THREE

Duration

The period of its duration is perpetual.

ARTICLE FOUR

Purposes

The purposes for which the corporation is organized are:

1. The specific and primary purpose is to represent the best interests of the property owners of THE PLANTATION SUBDIVISION, Hidalgo County, Texas by preserving and protecting the subdivision as a private, residential adult subdivision, through the enforcement of the restrictions, covenants, and conditions which apply to the subdivision properties.

2. The general purposes and powers are:

a. 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.

b. To do all other acts necessary or expedient for the administration of the affairs and attainment of the purposes of this corporation.

The foregoing statement of purposes shall be construed as a statement of both purposes and powers, and the purposes and powers stated in each clause shall, except where otherwise expressed, be in no way limited or restricted by any reference to or inference from the terms or provisions of any other clause, but shall be regarded as independent purposes and powers.

3. Notwithstanding any of the foregoing 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 as set forth in Paragraph (1) of this Article Four, and nothing contained in the foregoing statement of purposes shall be construed to authorize this corporation to carry on any activity for the profit of its members, or to distribute any gains, profits, or dividends to its members as such, except on dissolution and winding up.

This corporation is organized pursuant to the Texas NonProfit Corporation Act and does not contemplate pecuniary gain or profit to the members thereof and is organized for nonprofit purposes.

ARTICLE FIVE

Initial Registered Office and Agent

The street address of the initial registered office of the corporation is 732 Augusta Drive, Pharr, Texas 78577, the name of its initial registered agent at such address is Ina Browning.

ARTICLE SIX

Board of Directors

The number of directors constituting the initial board of directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

NAME	ADDRESS
Max I. Barron	417 Plantation Drive, Pharr, Texas 78577
Ina N. Browning	732 Augusta Drive, Pharr, Texas 78577
B. Jack Anderson	2807 Augusta Drive, Pharr, Texas 78577

ARTICLE SEVEN

Incorporators

The name and street address of each incorporator is:

NAME	ADDRESS
Max I. Barron	417 Plantation Drive, Pharr, Texas 78577
Ina N. Browning	732 Augusta Drive, Pharr, Texas 78577
B. Jack Anderson	2807 Augusta Drive, Pharr, Texas 78577

IN WITNESS WHEREOF, we have hereunto set our hands, this
17th day of June, 1988.

Max I. Barron
 INCORPORATOR

Ina N. Browning
 INCORPORATOR

B. Jack Anderson
 INCORPORATOR

STATE OF TEXAS *
 *
 COUNTY OF HIDALGO *

I, YOLANDA CANO, a Notary Public, do hereby
 certify that on this 17th day of June, 1988,
MAX I. BARRON INA N. BROWNING
 and B. JACK ANDERSON, (Incorporators), 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.

00093100456

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



Yolanda Cano
Notary Public, State of Texas
Printed Name: YOLANDA CANO
My Commission Expires: 6/22/91

GOVERNING DOCUMENTS

Few people like fine print or red tape, but there are several important documents board members and residents need to be familiar with.

These documents give Board of Directors the authority to govern by providing for the operation and regulation of the association.

They provide guidance and protect boards.

They protect association members (Owners) by spelling out their rights and responsibilities.

They are supported by local ordinances, state statutes, and federal regulations.

Governing documents will provide the structure within which the board can work effectively, they'll guide board decision making, and support association operations. Their greatest value, however, may lie in the protections they provide to board members.

1. Declaration (Covenant), ours is titled: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (DCCR), PLANTATION SOUTH SUBDIVISION. Filed Hidalgo County Feb 11, 1983 vol 1822 page 600.
2. Articles of Incorporation of Plantation Homeowners Association, Inc.
 - a. Filed in the office of the Secretary State of Texas on June 23, 1988
3. By-laws of Plantation Homeowners Association, Inc.
 - a. Approved at Annual Meeting of Plantation Homeowners Association on March 11, 2006 and recorded with The State of Texas, County of Hidalgo on June 2, 2006 Document number 1622709.
4. **Mediation agreement dated March 19, 2002 between Plantation Homeowners Association vs. Pharr Plantation, Inc. and Pharr Plantation Management, Company LTD.** In the District court 139th Judicial District, Hidalgo County, Texas.
5. Rules and Regulations and Resolutions.

THE DECLARATION

The Declaration contains the CC&Rs that regulate resident behavior. They bind all the owners to the association, establish association responsibilities, and define owners' rights and obligations.

ARTICLE IV, Section 4.2 Purpose of Assessments

The assessments levied by the DECLARANT **shall be used exclusively** to promote the recreation, health, safety and welfare of the residents of the properties; to improve and maintain the COMMON AREA and maintain and light streets, curbs, sidewalks, esplanades and similar facilities serving the properties.

Article VI, Sections 6.1- 6.19 Use Restrictions

Define what kind of home can be built and where. Place restrictions on owners as to what can be stored outside home, what is a nuisance, signs, livestock, poultry, pets, garbage and refuse disposal, maintenance of yard, maintenance of residence and accessory buildings, and clothes lines.

ARTICLES OF INCORPORATION

Articles of Incorporation initially create the corporation under state law and define the association's basic purposes and powers. They may specify such things as the number of directors, terms of office, and other specifics about how the board functions.

BY-LAWS

By-laws contain provisions concerning actual association operations, such as meetings, procedures for electing the board members and officers, and general duties of the board. Sometimes the bylaws cover the same topics as the declaration.

RULES AND RESOLUTIONS

Boards adopt rules and regulations. They must be consistent with the declaration, the bylaws and state law. Rules are usually recorded at a board meeting in the form of a motion called a policy resolution. Making and enforcing rules are important responsibilities for boards that must be undertaken with care. In addition to policy resolutions, boards will also adopt administrative, special and general resolutions. These resolutions specify how the association should operate.

Association governing documents must not conflict with federal regulations, state statutes, or local ordinances.