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**CERTIFICATE OF FORMATION
of
THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS ASSOCIATION, INC.
(a Texas Nonprofit Corporation)**

I, the undersigned natural person of the age of eighteen (18) years or more, acting as organizer of a corporation under the Texas Business Organizations Code, do hereby adopt the following Certificate of Formation for such corporation.

**ARTICLE ONE
NAME**

The name of the corporation is THE RESERVE AT CHAPPELL HILL PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE TWO
NON-PROFIT CORPORATION**

The corporation is a nonprofit corporation.

**ARTICLE THREE
PURPOSES**

The purposes for which the corporation is organized are as follows:

(1) The specific and primary purpose for which this corporation is organized is to govern the affairs of that certain real property commonly known as "The Reserve at Chappell Hill", a real estate development in Washington County, Texas, according to the "Declaration of Covenants, Conditions and Restrictions for The Reserve at Chappell Hill" and any subsequent "Supplemental Declarations" thereto (collectively the "Declaration") recorded or to be recorded in the Official Public Records of Real Property of Washington County, Texas. IT IS NOT ONE OF THE PURPOSES OF THE CORPORATION TO PROVIDE SECURITY TO THE RESIDENTS OF THE RESERVE AT CHAPPELL HILL OR THEIR GUESTS AND INVITEES. NEITHER THE DECLARANT, CLEAR PROPERTY GROUP, LLC, ITS SUCCESSORS, ASSIGNS, BENEFICIARIES OR PARTNERS, NOR THE CORPORATION, ITS BOARD, ITS OFFICERS, DIRECTORS OR AGENTS, WILL EVER IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE RESERVE AT CHAPPELL HILL NOR WILL THEY BE LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF ALLEGED FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY.

(2) The general powers of the corporation are:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in the Declaration, as may be amended or supplemented from time to time, as well as the restrictive covenants applicable to any other subdivisions brought within the jurisdiction of the corporation;

- (b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the provisions of the Declaration; pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;
- (c) 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 real or personal property in connection with the affairs of the corporation;
- (d) borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell or transfer all or any part of the common area, if any, (as identified and defined in the Declaration), to any public agency, authority, or utility;
- (f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and common area;
- (g) have and exercise any and all powers, rights and privileges which a corporation organized under the Texas Business Organizations Code or any successor statute by law may now or hereafter have or exercise; and
- (h) have and exercise any and all powers, rights and privileges which a property owners' association may now or hereafter have or exercise per the Texas Property Code.

(3) Notwithstanding any of the foregoing statements of purposes and powers, this corporation may 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 Three, and nothing set forth in the foregoing statement of purposes will 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.

ARTICLE FOUR **MEMBERSHIP**

Each owner, whether one person or more, of a lot in The Reserve at Chappell Hill will, upon and by virtue of becoming such owner, automatically become a member of the corporation and remain a member of the corporation until ownership of the lot ceases for any reason, at which time the membership in the corporation will also automatically cease. Membership in the corporation is mandatory and appurtenant to the ownership of a lot in The Reserve at Chappell Hill. Membership in the corporation may not be separated from ownership of a lot in The Reserve at Chappell Hill.

**ARTICLE FIVE
VOTING RIGHTS**

The corporation will have two (2) classes of voting membership:

- Class A. Class A members will be all owners of lots with the exception of Declarant and will be entitled to one (1) vote for each lot owned. When more than one (1) person holds an interest in a lot, all such persons will be members. The vote for such lot may be exercised as they determine, but in no event may more than one (1) vote be cast with respect to any lot. Holders of future interests not entitled to present possession are not owners for the purposes of voting hereunder.
- Class B. The Class B member will be Declarant, or its successors or assigns so designated in writing by Declarant, which will be entitled to ten (10) votes for each lot owned. The Class B membership will cease and be converted to Class A membership at the end of the Development Period, as set forth in the Declaration.

**ARTICLE SIX
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the corporation is 11601 Spring Cypress, Suite A, Tomball, Texas 77377 and the name of its initial registered agent at such address is Preferred Management Services.

**ARTICLE SEVEN
INITIAL MAILING ADDRESS**

The initial mailing address of the corporation is c/o Preferred Management Services, P.O. Box 690269, Houston, Texas 77269.

**ARTICLE EIGHT
MANAGEMENT**

The affairs of the corporation will be managed by its Board of Directors, which will initially consist of three (3) Directors who need not be members of the corporation until the expiration date of the Development Period, as set forth in the Declaration. The Directors will be appointed and elected as set forth in the Bylaws of the corporation. The number of Directors may be increased as provided in the Bylaws of the corporation. The names and addresses of the initial Directors of the corporation are:

<u>NAME</u>	<u>ADDRESS</u>
Cale Kobza	22803 Schiel Road Cypress, Texas 77433
Scott Wright	2292 Hamm Rd. Pearland, TX 77581

Danny Marcheli

22803 Schiel Road
Cypress, Texas 77433

**ARTICLE NINE
ORGANIZER**

The name and street address of the organizer is:

NAME

ADDRESS

Jane W. Janecek

2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

**ARTICLE TEN
DISSOLUTION**

The corporation may be dissolved by the vote of the members representing not less than two-thirds (2/3rds) of the votes of both classes of the members (as long as there are Class B members) in the corporation, which vote will be taken at a meeting of the members. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation must be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that such dedication is refused acceptance, such assets will be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.


**ARTICLE ELEVEN
AMENDMENTS**

Amendment of this Certificate of Formation requires the assent of members representing two thirds (2/3rds) of the votes of both classes of the members of the corporation (as long as there are Class B members) that are in attendance, either in person or by proxy, and vote at a meeting of the members called for such purpose.

**ARTICLE TWELVE
INDEMNIFICATION**

The corporation must indemnify each director or former director and each officer or former officer of the corporation to the fullest extent allowed by the Texas Business Organizations Code.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 19th day of
May _____, 2022.

By: 
Jane W. Janecek