

ARTICLES OF INCORPORATION

OF

SKYVIEW HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

The name of the Corporation is SKYVIEW HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The Corporation is a Non-Profit Corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The Corporation is formed for the purposes of providing for maintenance and preservation of (a) those Properties being:

Skyview Subdivision, being 26 acres of land in Harris County, Texas;

which is subject to the provisions of that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration") recorded or to be recorded in the Official Public Records of Real Property of Harris County, Texas, and (b) any additional Properties that may hereafter be brought within the jurisdiction of this Association by the imposition of such additional Properties of one or more Supplemental Declarations of Covenants, Conditions and restrictions covering such Properties (hereinafter singly called a "Supplemental Declarations"); and to perform the other functions and to achieve the other purposes provided for and referred to in the Declaration and the Supplemental Declarations; and to:

RP-2025-18805

1. Exercise all of the powers and privileges and to perform all of the duties and obligations of

the Association as set forth in the Declaration and all Supplemental Declarations, as the same may be amended or supplemented from time to time as therein provided, the Declaration and all Supplemental Declarations being incorporated herein as if set forth at length;

2. Fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration and all Supplemental Declarations; 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 Properties of the Association; and

3. Have and exercise any and all powers, rights and privileges which a Corporation organized under the Non-Profit Corporation Act of the State of Texas may by law now or hereafter have or exercise; provided that none of the objects or purposes herein set out shall be constructed to authorize the Corporation to do any act in violation of the Texas Non-Profit Corporation Act or Part Four of the Texas Miscellaneous Corporation Laws Act, and all such objects or purposes are subject to said Acts.

ARTICLE V

The street address of the initial registered office of the Corporation is 1616 S. Voss Rd., Suite 618, Houston, Texas 77057 and the name of its initial registered agent at such address is Randall Wong.

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors of Three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to serve as the initial Directors are:

Clinton F. Wong 1616 S. Voss Rd., Suite 618, Houston, Texas 77057

Andrew Wong 1616 S. Voss Rd., Suite 618, Houston, Texas 77057

Randall Wong 1616 S. Voss Rd., Suite 618, Houston, Texas 77057

The initial Directors shall hold office until the first annual meeting and until his successor is duly elected and qualified. At the first annual meeting the members shall elect one Director for a term of one year, one Director for a term of two years and three Directors for a term of three years; and at each annual meeting thereafter the members shall elect that number of directors equal to the number of directors whose term expire at such time directors to serve for a term of three years each.

ARTICLE VII

Each legal Owner (as such term is defined in the Declaration and all Supplemental Declarations), whether one or more persons or entities, of a Lot in the Subdivision (as such term is defined in the Declaration), which is subject to a maintenance charge assessment by the Association, including contract sellers, shall be a member of the Association. Membership in the Association shall be appurtenant to and may not be separated from ownership of the Lot subject to assessment by the Association. No certificate of membership will be issued.

ARTICLE VIII

The Association shall have two classes of membership;

Class "A". Class "A" members shall be those Owners as defined in Article VII, with the exception of the Declarant as defined in the Declaration. Class "A" members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article VII and the Declaration. When more than one person holds interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class "B" member shall be the Declarant as defined in the Declaration, which is now

SKYMARK DEVELOPMENT COMPANY, INC., a Texas Corporation, its successors and assigns. The

Class "B" member shall be entitled to three votes for each Lot in the Subdivision in which it holds the interest required for membership by Article VII and the Declaration; provided; however, that the Class "B" membership shall cease and be converted to Class "A" membership on the first to occur of the following events:

(a) when the total votes outstanding in the Class "A" membership equal the total votes outstanding in the Class "B" membership,

(b) on January 1, 2030

The Class "A" and Class "B" members shall have no rights as such to vote as a class, except as required by the Texas Non-Profit Corporation Act, and both classes shall vote together upon all matters as one group.

ARTICLE IX

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 or shall be granted, conveyed and assigned to any Non-Profit Corporation, Association Trust or other organization to be devoted to such similar purposes.

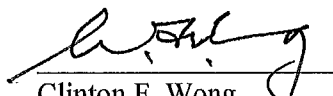
Dissolution of the Association must be approved in writing and signed by not less than two-thirds (2/3) of each class of members. So long as there is a Class "B" membership, dissolution and/or amendment of these Articles must have the prior approval of the Federal Housing Administration.

ARTICLE X

The name and street address of the incorporator is:

Clinton F. Wong 1616 S. Voss Rd., Suite 618, Houston, Texas 77057

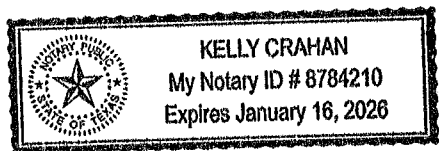
IN WITNESS WHEREOF, we have hereunto set our hands this the 11TH day of MARCH, 2024.

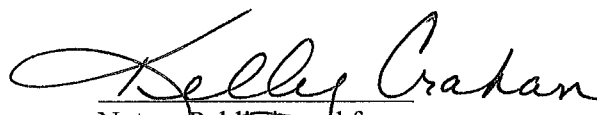

Clinton F. Wong

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared, Clinton F. Wong, known to me to be the person whose name is subscribed to the foregoing document, and sworn before me that he executed the same as his free act and deed for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11TH day of MARCH, 2024.




Notary Public in and for
The State of Texas

RP-2025-18805

RP-2025-18805
Pages 6
01/16/2025 02:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-18805