

ARTICLES OF INCORPORATION  
OF  
THE OAK RIDGE IMPROVEMENT ASSOCIATION, INC.

FEB 29 2000

Corporations Section

The undersigned natural person of the age of eighteen (18) years or more, who is a citizen of the State of Texas, acting as Incorporator of a Corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation is The Oak Ridge Improvement Association, Inc.

ARTICLE II

The Corporation is a non-profit Corporation, no part of the income of which is distributed to any member, director or officer and no part of the net earnings of which shall inure to the benefit of any private stockholder, or member or individual.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

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

- (a) To promote the health, safety and welfare and provide necessary services to the residents of The Oakridge Ranch Subdivision in Colorado County, Texas.
- (b) To exercise all of the powers and privileges and perform all of the duties and obligations to The Oak Ridge Improvement Association, Inc. as set forth in that certain Declaration of Covenants for The Oakridge Ranch Subdivision dated March 21, 1996, recorded in Volume 191, Page 306, Official Public Records of Colorado County, Texas, reference to which is here made for all purposes.
- (c) To acquire by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, mortgage, dedicate for public use or otherwise dispose of real or personal property in connection

with the affairs of The Oak Ridge Improvement Association, Inc., subject to Part IV of the Texas Miscellaneous Corporation Laws and Act.

- (d) To do all other things necessary and property to accomplish any and all purposes set out herein and to exercise all the general powers of a non-profit Corporation as set forth in Article 1396-2.02 of the Texas Non-Profit Corporation Act.

#### ARTICLE V

The street address of the initial Registered Office of the Corporation is 5030 Champions, Lufkin, Texas 75901.

#### ARTICLE VI

The name of its Registered Agent at such address is James E. Brasse.

#### ARTICLE VII

The number of Directors constituting the initial Board of Directors is three (3) and the names and addresses of the persons who are to serve as the initial Directors are:

<u>NAME</u>	<u>ADDRESS</u>
James E. Brasse	5030 Champions, Lufkin, Texas 75901
Steve Mills	139 Spanish Oak Trail, Elgin, Texas 78621
Tracie Bone	139 Spanish Oak Trail, Elgin, Texas 78621

#### ARTICLE VIII

The name and street address of the Incorporator is:

James E. Brasse  
Sabine Investment Company of Texas, Inc.  
5030 Champions  
Lufkin, Texas 75901

#### ARTICLE IX

The Corporation shall have members as set forth in the Declaration of Covenants by Sabine Investment Company of Texas, Inc. for The Oakridge Ranch Subdivision dated March 21, 1996, recorded in Volume 191, Page 306, Official Public Records of Colorado County, Texas, with the voting rights set forth

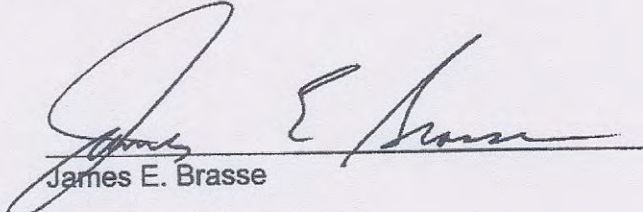
2025 RELEASE UNDER E.O. 14176

therein. The members may be subject to assessment as set forth in said Declaration of Covenants. Members shall be entitled to vote by proxy.

ARTICLE X

The Corporation may be dissolved with the affirmative vote of not less than one-half (1/2) of each Class of Membership. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate agency to be used for purposes similar to those for which the Corporation was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, I have hereunder set my hand this 23rd day of February, 2000.

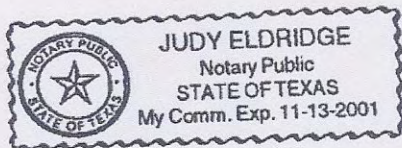
  
James E. Brasse

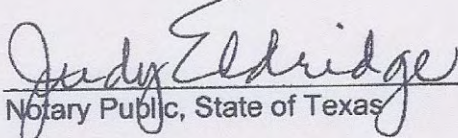
THE STATE OF TEXAS §

COUNTY OF ANGELINA §

I, Judy Eldridge, a Notary Public, do hereby certify that on this 23rd day of February, 2000, personally appeared before me, James E. Brasse, who is being by me first duly sworn, declared that he is the person who signed the foregoing document as Incorporator and that the statements therein contained are true.

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



  
Notary Public, State of Texas

The Oak Ridge Improvement Association, Inc. in a special meeting did approve to file this document in Colorado County Public Records.

Signed: LARRY PETTER President Date 12/15/2011

This Articles of Incorporation (aka "AOI") of The Oak Ridge Improvement Association, Inc. (aka "Association") is effective upon recordation in the Public Records of Colorado County, and supersedes any AOI for the Association which may have previously been in effect. All other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

EXECUTED this 21 day of December 2011.

By: LARRY GENE PETTER  
Larry Gene Petter  
President  
The Oak Ridge Improvement Association, Inc.  
1904 Oakridge Road  
Weimar, TX 78962

STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the date and time stamped hereon by me, and was duly RECORDED to the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped hereon by me, on

FILED FOR RECORD  
COLORADO COUNTY, TX  
2011 DEC 21 AM 10:29  
DARLENE HAYEK  
COLORADO CO. CLERK  
N.O.

5884

STATE OF TEXAS §  
§  
COUNTY OF COLORADO §

DEC 21 2011

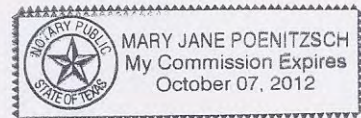


Darlene Hayek  
DARLENE HAYEK  
COUNTY CLERK, COLORADO COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Larry Gene Petter, President of THE OAK RIDGE IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and she executed same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21<sup>st</sup> day of December 2011.

Mary Jane Poenitzsch  
Notary Public in and for the State of Texas



After Recording Return to:  
The Oak Ridge Improvement Association, Inc.  
1904 Oakridge Road  
Weimar, Texas 78962

The Oak Ridge Improvement Association, Inc. Official Document