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08/18/2010 RP1 \$204.00

notice

NOTICE OF DEDICATORY INSTRUMENTS
FOR
HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.

X

I, the undersigned, do hereby certify:

1. That I am the duly appointed Managing Agent of HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC. (the Association), a Texas non-profit corporation; and
2. That the attached documents, as set out in Exhibit "A", apply to the operation of the Association and the utilization of property within HIDDEN LAKE TOWNHOUSES, a subdivision in Harris County, Texas, more particularly described as follows:
 - A. HIDDENLAKE SECTION ONE (P.U.D), recorded in Volume 211, page 36, of the Map Records of Harris County, Texas, County Clerk's File Number D999246;
 - B. HIDDENLAKE SECTION TWO (P.U.D), recorded in Volume 231, page 66, of the Map Records of Harris County, Texas, County Clerk's File Number E626609;
 - C. HIDDENLAKE SECTION TWO (P.U.D) CORRECTION PLAT, recorded in Volume 233, page 92, of the Map Records of Harris County, Texas, County Clerk's File Number E696007;
 - D. HIDDENLAKE SECTION THREE (P.U.D), recorded in Volume 273, page 22, of the Map Records of Harris County, Texas, County Clerk's File Number F654079; and
3. That the attached documents are a true and correct copy of the originals; and
4. That the attached documents are herewith being recorded in the Real Property Records of Harris County pursuant to Texas Property Code §202.006.

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IN WITNESS WHEREOF, I have hereunto subscribed my name this the 11th day of August, 2010.

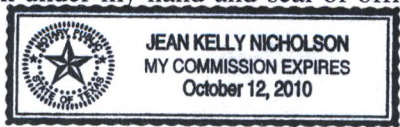
Larry January
Larry January, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Larry January, Managing Agent of Heritage Park West Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

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Given under my hand and seal of office this the 11 day of August, 2010.



Jean Kelly Nicholson
Notary Public, State of Texas

After recording, return to:
Innovative Management Service
623 W. 25th Street
Houston, TX 77008

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FILED FOR RECORD
8:00 AM

AUG 18 2010

Carole S. Hyman
County Clerk, Harris County, Texas

RP 073-51-1350

EXHIBIT "A"

Dedicatory Instruments that apply to the operation of HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC. and the utilization of property within HIDDEN LAKE TOWNHOUSES subdivision, filed pursuant to Texas Property Code §202.006:

1. Articles of Incorporation of Hidden Lake Townhouse Homeowners Association, Inc.
2. Bylaws of Incorporation of Hidden Lake Townhouse Homeowners Association, Inc.
3. Declaratory Judgment in case of Hidden Lake Townhouse Homeowners Association, Inc. vs. Bobby Dean Phillips, et al.
4. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Size of Board of Directors.
5. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Policy Re: Proxies.
6. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Assessment Collection Procedure.
7. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Deed Restriction Enforcement Procedure.
8. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Deed Restriction Enforcement Guidelines Re: Holiday Decorations.
9. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Deed Restriction Enforcement Guidelines Re: Storage in the Common Area.
10. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Deed Restriction Enforcement Guidelines Re: Parking of Vehicles.
11. Hidden Lake Townhouse Homeowners Association, Inc. Resolution: Policy Re: Unit Fences.

OCT 29 1975

ARTICLES OF INCORPORATION OF
HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC. *James B. Chote*
Deputy Director, Corporation Division

We, the undersigned natural persons of the age of twenty-one years or more, at least two 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 as Articles of Incorporation for such corporation.

ARTICLE ONE

NAME

The name of the corporation is HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes called the "corporation" or the "Association".

ARTICLE TWO

NON-PROFIT

The corporation is a non-profit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES AND POWERS

The purpose or purposes for which the corporation is organized are to provide for maintenance, preservation

and architectural control of the residence lots and Common Area within the certain tract of property described as: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES AS THOUGH SET OUT VERBATIM: and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Deed Records of Harris County, Texas, and the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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 property by the Association;

(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 Association;

(d) borrow money, and with the assent of three-fourths (3/4ths) of each class of members, 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 to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by three-fourths (3/4ths) of each class of members, agreeing to such dedication, sale or transfer, or as may be provided for in said Declaration;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of three-fourths (3/4ths) of each

class of members, or as may be provided for in said Declaration;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Texas Non-Profit Corporation Act by law may now or hereafter have or exercise.

ARTICLE FIVE

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot and unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

ARTICLE SIX

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one

vote for each lot owned. When more than one person holds an 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 members shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on the fifth anniversary date of said Declaration.

ARTICLE SEVEN

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. Notwithstanding the foregoing, until the election of Directors at the first

annual meeting of the members, the five initial Board of Directors shall so serve.

At the first annual meeting the Class A members shall elect two (2) Directors for a term of one (1) year, and the Class B member(s) shall elect three (3) Directors for a term of one (1) year; and at each annual meeting thereafter the same procedure shall be followed until there are no longer any Class B member(s); and at such time the Class A members shall thereafter elect the entire Board of Directors.

ARTICLE EIGHT

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4ths) of each class of members. 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. In the event that 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.

ARTICLE NINE

AMENDMENTS

Amendment of these Articles shall require the assent of three-fourths (3/4ths) of the votes of the entire membership of each class of members.

ARTICLE TEN

REGISTERED AGENT

The street address of the initial registered office of the corporation is 1333 West Loop South, Suite 920, Houston, Harris County, Texas, and the name of its registered agent at such address is William B. Hoff.

ARTICLE ELEVEN

INITIAL BOARD OF DIRECTORS

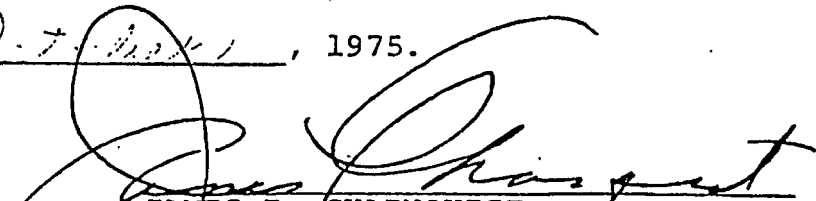
The number of directors constituting the initial Board of Directors of the corporation is five (5) and the names and addresses of the persons who are to serve as the initial directors, ^{AND INCORPORATORS} are:

<u>NAME:</u>	<u>ADDRESS:</u>
James P. Charnquist	1333 West Loop South, Suite 920 Houston, Texas 77027
Bob W. Donaho	707 Post Oak Bank Building 2200 South Post Oak Road Houston, Texas 77027
Steve G. McMillon	1333 West Loop South, Suite 920 Houston, Texas 77027
J. Robert Copeland	1333 West Loop South, Suite 920 Houston, Texas 77027

J. Kenneth Huffman

1333 West Loop South, Suite 920
Houston, Texas 77027

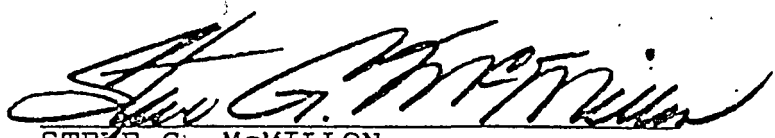
IN WITNESS WHEREOF, we, the undersigned persons, have
hereunto set our hands as members of the Association this
the 27th day of October, 1975.



JAMES P. CHARNQUIST



BOB W. DONAHO



STEVE G. McMILLON



J. ROBERT COPELAND



J. KENNETH HUFFMAN

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this 27th
day of October, 1975, personally appeared James
P. Charnquist, Bob W. Donaho, Steve G. McMillon, J. Robert

6501-15-678 78

Copeland and J. Kenneth Huffman, who being by me first duly sworn, declared that they are the persons who signed the foregoing document as the original members of the Association and that the statements contained in these Articles of Association are true.

Sharon Sanderson

Notary Public in and for
Harris County, Texas

My Comm. Exp. 08/31/80
By Commission Expires 08/31/80, 1977
Created by Alan L. Lott, Houston, Texas