

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of Title 11 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

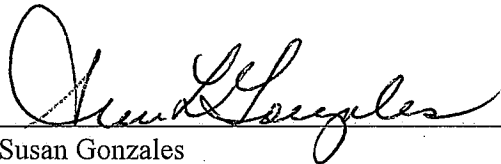
WHEREAS the Decker Oaks Estates Community Association, Inc. is a property owners' association as the term is defined in Title 11 of the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Decker Oaks Estates Community Association, Inc. which have not been previously filed in the public records of Montgomery County are attached hereto, including:

- Articles of Conversion of Decker Oaks Estates Community Association, Inc
- Plan of Conversion for Decker Oaks Estates Community Association, Inc.
- Certificate of Formation Nonprofit Corporation Decker Oaks Estates Community Association, Inc.

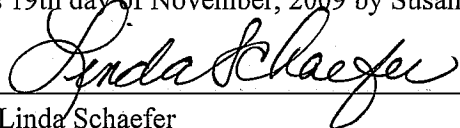
FURTHER, other dedicatory instruments of the Decker Oaks Estates Community Association, Inc. have already been filed in the public records of Montgomery County and these documents supplement the previously filed documents.

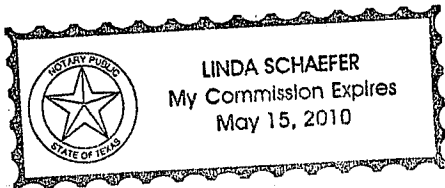
SIGNED on this 19th day of November, 2009.

Signature: 
 By: Susan Gonzales
 Title: C.K.M. Property Management, Inc., Managing
 Decker Oaks Estates Community Association, Inc.

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on this 19th day of November, 2009 by Susan Gonzales.

Signature: 
 By: Linda Schaefer
 Title: Notary in and for the State of Texas
 My commission expires on 05/15/10



Return to: C.K.M. Property Management, Inc.
P.O. Box 160
Tomball, Texas 77377-0160
Phone: 281-255-3055 Fax: 281-255-3056

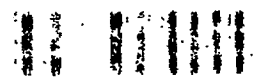
FEB 03 2009

Corporations Section

**ARTICLES OF CONVERSION OF
DECKER OAKS ESTATES COMMUNITY ASSOCIATION, INC.**

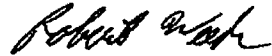
Pursuant to the Texas Business Corporation Act and the Texas Limited Liability Company Act, these Articles of Conversion are submitted for the purpose of converting Decker Oaks Estates Community Association, Inc., a Texas for profit corporation, to Decker Oaks Estates Community Association, Inc., a Texas a non-profit corporation, and by my signature below, I hereby certify that a plan of conversion has been approved and adopted pursuant to the laws of the State of Texas and the constituent documents of Decker Oaks Estates Community Association, Inc., as follows:

1. Decker Oaks Estates Community Association, Inc., which was organized in the State of Texas on August 28, 1998 as a for-profit Corporation, has approved a plan of conversion.
2. An executed plan of conversion is on file at the principal place of business of Decker Oaks Estates Community Association, Inc., the converting entity, at 30502 Tomball Parkway, Tomball, Texas 77375.
3. An executed plan of conversion will be on file from and after the conversion at the principal place of business of the non-profit Decker Oaks Estates Community Association, Inc., the converted entity, at 1000 Central Parkway North, Ste. 270, San Antonio, Texas 78232.
4. A copy of the plan of conversion will be furnished by either the converting or converted entity on written request and without cost, to any shareholder or member of the converting or converted entity.
5. The number of outstanding shares in the for-profit Decker Oaks Estates Community Association, Inc. is 10,000. No shares are entitled to vote as a class or series. All 10,000 outstanding shares have voted in favor of the conversion.
6. The approval of the plan of conversion was duly authorized by all actions required by the laws of the State of Texas and by the constituent documents of Decker Oaks Estates Community Association, Inc.
7. No shareholder of the for profit Decker Oaks Estates Community Association, Inc., will, as a result of the conversion, become personally liable, without the shareholder's consent, for the liabilities or obligations of the converted entity.
8. The for profit Decker Oaks Estates Community Association, Inc., the converting entity, will be liable for the payment of all fees and franchise taxes required to be paid by the for profit Decker Oaks Estates Community Association, Inc.

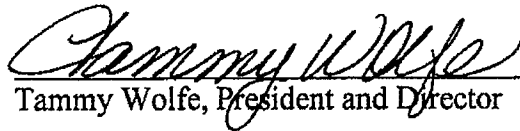


These Articles of Conversion for Decker Oaks Estates Community Association, Inc. have been SIGNED this 27 day of June, 2008.

DECKER OAKS ESTATES
COMMUNITY ASSOCIATION, INC.




Robert Weedn, Sole Shareholder and Director



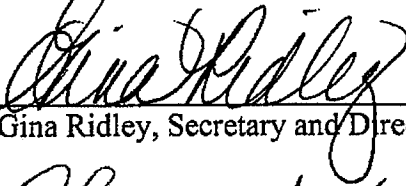
Tammy Wolfe, President and Director



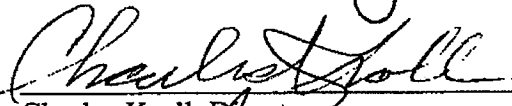
Elaine Maduzia, Vice-President and Director



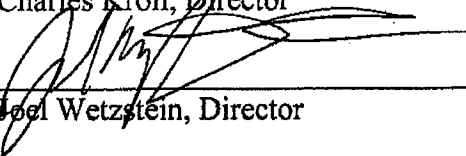
Judy Muse, Treasurer and Director



Gina Ridley, Secretary and Director



Charles Kroll, Director

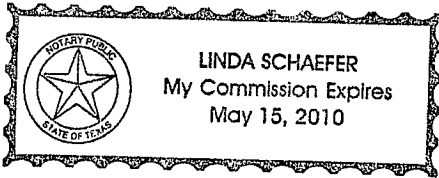


Joel Wetzstein, Director

State of Texas

County of Harris

On this 19th day of November, 2009, I attest that the preceding/attached documents are a True, exact, complete and unaltered photocopies made of the Plan of Conversion for Decker Oaks Estates Community Association, Inc. presented to me by the document's custodian, Susan L. Gonzales, and to the best of my knowledge the photocopied documents are neither a public record nor publicly recorded documents, certified copies of which are available from an official source other than a notary public.



Linda Schaefer
Notary Republic

**PLAN OF CONVERSION FOR
DECKER OAKS ESTATES COMMUNITY ASSOCIATION, INC.**

Pursuant to the Texas Business Corporation Act, this Plan of Conversion has been prepared for the purpose of converting Decker Oaks Estates Community Association, Inc., a Texas for profit corporation, to Decker Oaks Estates Community Association, Inc., a Texas a non-profit corporation, and has been adopted pursuant to the laws of the State of Texas and the constituent documents of Decker Oaks Estates Community Association, Inc., as follows:

1. Decker Oaks Estates Community Association, Inc., which was organized in the State of Texas as a for profit Corporation, upon the adoption of this Plan of Conversion shall be converted to Decker Oaks Estates Community Association, Inc., a Texas Non-Profit Corporation.
2. The converting entity Decker Oaks Estates Community Association, Inc. is continuing its existence as a non-profit corporation, Decker Oaks Estates Community Association, Inc., incorporated under the laws of the State of Texas.
3. The shareholders, if any, of Decker Oaks Estates Community Association, Inc. will contribute any value in their shares to the non-profit Decker Oaks Estates Community Association, Inc., and all outstanding shares will be surrendered and extinguished. All owners of residential lots within the Decker Oaks Estates Subdivision in Montgomery County, Texas will be members of the non-profit Decker Oaks Estates Community Association, Inc.
4. A copy of the Articles of Amendment of the Articles of Incorporation of Decker Oaks Estates Community Association, Inc., for the non-profit Decker Oaks Estates Community Association, Inc., are attached hereto as Exhibit "A."
5. No shareholder of Decker Oaks Estates Community Association, Inc., will, as a result of the conversion, become personally liable, without the shareholder's consent, for the liabilities or obligations of the converted entity.
6. The approval of the plan of conversion was duly authorized by all actions required by the laws of the State of Texas and by the constituent documents of the for-profit Decker Oaks Estates Community Association, Inc.
7. The non-profit Decker Oaks Estates Community Association, Inc. will receive ownership of all real estate and other property of the for-profit Decker Oaks Estates Community Association, Inc., and accept all liabilities and obligations of the for-profit Decker Oaks Estates Community Association, Inc., with full authority to use all property received for the payment and discharge of liabilities and obligations.
8. The for-profit Decker Oaks Estates Community Association, Inc., the converting entity, will be liable for the payment of all fees and franchise taxes required to be paid by the for-profit Decker Oaks Estates Community Association, Inc.

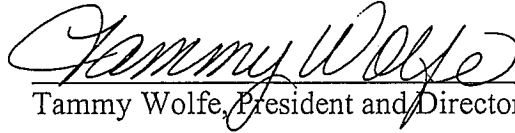
9. This Plan of Conversion was approved unanimously by the shareholders and Board of Directors of the converting Decker Oaks Estates Community Association, Inc.

The adoption of this Plan of Conversion for Decker Oaks Estates Community Association, Inc. is hereby certified by the signatures below, having been SIGNED this 6/27/08 day of June, 2008.

DECKER OAKS ESTATES
COMMUNITY ASSOCIATION, INC.



Robert Weedn, Sole Shareholder and Director



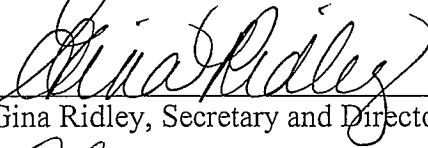
Tammy Wolfe, President and Director



Elaine Maduzia, Vice-President and Director



Judy Muse, Treasurer and Director



Gina Ridley, Secretary and Director



Charles Kroll, Director



Joel Wetzstein, Director

ATTACHMENT "A"

ARTICLE THREE: MANAGEMENT (continued)

The initial directors shall be 5 and shall consist of, in addition to the three initial directors named in pages 1-2 of Form 202:

4. Charles Kroll; 18115 Lois Lane Dr., Pinehurst, Texas 77362
5. Joel Wetzstein, 11906 Helene Court, Pinehurst, Texas 77362

The number of directors shall from time to time be fixed by, or in the manner provided in the Bylaws of the Corporation. The number of directors may be increased or decreased from time to time by amendment to, or in the manner provided in the Bylaws; but no decrease shall have the effect of shortening the term of any incumbent director. In the absence of a Bylaw fixing the number of directors, the number shall be five (5).

ARTICLE FIVE: PURPOSES

The purpose or purposes for which the Corporation is organized is to promote the recreation, health, safety and welfare of residents of all the properties included in the Decker Oaks Estates residential subdivision, located in Montgomery, County, Texas, and for the improvement and maintenance of the common area and to promote the enhancement of property values in the above described properties more commonly known referred to as Decker Oaks Estates by making Decker Oaks Estates a desirable residential community through the exercise of all the powers provided by the Texas Non-Profit Corporation Act including:

- (a) the exercise of powers and privileges and to perform all of the duties and obligations as set forth in those restrictions applicable to the above described property recorded in the Harris County Official Records;
- (b) fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the restrictions, 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 of 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 as security for borrowed money or debts incurred;
- (d) borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred;
- (e) dedicate, sell, or transfer all or any part of the common area, if any, to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed top by the

members. No such dedication nor transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members authorizing the directors to act in behalf of the members for the purpose of accomplishing such dedication, sale or transfer;

(f) notwithstanding the foregoing, the Board of Directors may from time to time without authorization of the membership, grant or dedicate easements with respect to the common area, if any, as may be necessary or convenient to provide or assist in utility service to Decker Oaks Estates;

(g) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common area, if any, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds of each class of members; and

(h) have and to exercise any and all powers, rights and privileges provided to a corporation organized under the then existing Non-Profit Corporation Act of the State of Texas.

ARTICLE SIX: MEMBERSHIP

The Association shall have one class of voting membership:

Class A: Class A members shall be all persons or entities who own a Lot in the Decker Oaks Estates Subdivision located in Montgomery County, Texas as provided in the Declaration of Covenants Conditions and Restrictions for Decker Oaks Estates, filed of record under Montgomery County Clerk's File Number 9780689; and shall be entitled to one vote for each Lot owned (in no event shall more than one (1) vote be cast with respect to any one Lot).

ARTICLE SEVEN: DENIAL OF CUMULATIVE VOTING

No member shall have the right to cumulate his votes at any election for Directors of the Corporation, but each lot shall be entitled to one vote in the election of each Director and for all other purposes. Directors shall be elected by a majority vote of the members at a meeting of members called for that purpose.

ARTICLE EIGHT: DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than four-fifths (4/5) of the 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 the Association was created. In the event such dedication is refused, such assets shall be granted, conveyed and assigned to any non-profit organization, association, trust or other organization to be used for similar purposes.

Form 202
(Revised 10/07)

Return in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: \$25



This space reserved for office use.

FILED
In the Office of the
Secretary of State of Texas

FEB 03 2009

Corporations Section

**Certificate of Formation
Nonprofit Corporation**

Article 1 – Entity Name and Type

The filing entity being formed is a nonprofit corporation. The name of the entity is:

Decker Oaks Estates Community Association, Inc.

Article 2 – Registered Agent and Registered Office

(Select and complete either A or B and complete C)

A. The initial registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Tammy Wolfe
First Name M.I. Last Name Suffix

C. The business address of the registered agent and the registered office address is:

12010 Viola Court Pinehurst TX 77362
Street Address City State Zip Code

Article 3 – Management

The management of the affairs of the corporation is vested in the board of directors. The number of directors constituting the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting of members or until their successors are elected and qualified are as follows:

A minimum of three directors is required.

Director 1				
First Name	M.I.	Last Name	State	Suffix
Robert		Weedn		
Street or Mailing Address		City	State	Zip Code
30502 Tomball Parkway		Tomball	TX	77375
				USA

Director 2				
First Name	M.I.	Last Name	State	Suffix
Tammy Wolfe		Wolfe		

12010 Viola Court	Pinehurst	TX	77362	USA
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>

Director 3				
Gina		Ridley		
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
11903 Helene Court	Pinehurst	TX	77362	USA
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>

OR

The management of the affairs of the corporation is to be vested in the nonprofit corporation's members.

Article 4 – Membership

(See instructions. Do not select statement B if the corporation is to be managed by its members.)

A. The nonprofit corporation shall have members.

B. The nonprofit corporation will have no members.

Article 5 – Purpose

(See instructions. This form does not contain language needed to obtain a tax-exempt status on the state or federal level.)

The nonprofit corporation is organized for the following purpose or purposes:

Please see attachment "A" for the purpose.

The following text area may be used to include any additional language or provisions that may be needed to obtain tax-exempt status.

This non-profit Corporation is being formed under a plan of conversion, the converting entity's name is Decker Oaks Estates Community Association, Inc., formed August 28, 1998, under filing no. 0150363100, the prior form of organization was a Texas for-profit corporation, Texas is the jurisdiction of formation, the business address is 12118 Carol Ln., Pinehurst, TX 77362-4152.

Supplemental Provisions/Information

(See instructions.)

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

Attachment "A", Articles V through VIII

Organizer

The name and address of the organizer:

Luke Patrick Tollett

Name

11200 Richmond Ave., Ste. 450

Houston

TX

77082

Street or Mailing Address

City

State

Zip Code

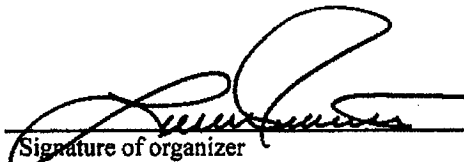
Effectiveness of Filing (Select either A, B, or C.)

- A. This document becomes effective when the document is filed by the secretary of state.
 - B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
 - C. This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____
- The following event or fact will cause the document to take effect in the manner described below:
- _____
- _____

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 12-8-2008


Signature of organizer

FILED FOR RECORD

2009 NOV 20 PM 12:37

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

NOV 20 2009



Mark Turnbull
County Clerk
Montgomery County, Texas