



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 Amendment to Articles of Incorporation of 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.

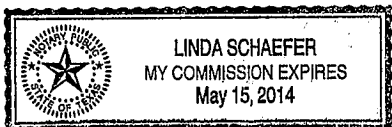
SIGNED on this 29th day of July, 2010.

Signature: *Susan Gonzales*
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 29th day of July, 2010 by Susan Gonzales.

Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/14



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

State of Texas

County of Harris

On this 29th day of July, 2010, I attest that the preceding/attached documents are a True, exact, complete and unaltered photocopies made of the Articles of Amendment to Articles of Incorporation of 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.


Notary Republic

FILED
In the Office of the
Secretary of State of Texas

JUL 14 2010

ARTICLES OF AMENDMENT

TO

Corporations Section

ARTICLES OF INCORPORATION OF
DECKER OAKS ESTATES COMMUNITY ASSOCIATION, INC.

Subject to its Plan of Conversion and Articles of Conversion, in order to bring the Decker Oaks Estates Community Association, Inc. in compliance with the Texas Non-Profit Corporation Act, Decker Oaks Estates Community Association, Inc. adopts the following Articles of Amendment to its Articles of Incorporation:

ARTICLE I

The name of the corporation is Decker Oaks Estates Community Association, Inc.

ARTICLE II

This amendment alters Article Three of the Original Articles of Incorporation by deleting Article Three in its entirety and by replacing it with the following Article Three:

ARTICLE THREE: The Corporation is to be a non-profit corporation.

ARTICLE III

This amendment alters Article Four of the Original Articles of Incorporation by deleting Article Four in its entirety and by replacing it with the following Article Four:

ARTICLE FOUR: 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:

2010 JUL 14 10:10 AM
CORPORATIONS SECTION
STATE OF TEXAS

- (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 Montgomery 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 to 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 IV

This amendment alters Article Five of the Original Articles of Incorporation by deleting Article Five in its entirety and by replacing it with the following Article Five:

ARTICLE FIVE: 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 V

This amendment alters Article Seven of the Original Articles of Incorporation by deleting Article Seven in its entirety and by replacing it with the following Article Seven:

ARTICLE SEVEN: DIRECTORS

The affairs of the Association shall be managed by a board of at least three (3) directors. The names and addresses of the persons who constitute the current Board of Directors at the time of these Articles of Amendment, that shall serve as the Directors until the first annual meeting of the members or until their successor(s) are elected and qualified are:

1. Robert Weedn; 30502 Tomball Parkway, Tomball, Texas 77375.
2. Tammy Wolfe; 12010 Viola Court, Pinhurst, Texas 77362.
3. Elaine Maduzia; 12007 Lois Lane Drive, Pinehurst, Texas 77362.
4. Judy Muse; 12014 Carol Lane, Pinehurst, Texas 77362.
5. Gina Ridley; 11903 Helene Court, Pinhurst, Texas 77362.
6. Charles Kroll; 18115 Lois Lane Drive, Pinehurst, Texas 77362
7. 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 seven (7).

ARTICLE VI

This amendment alters Article Twelve of the Original Articles of Incorporation by

deleting Article Twelve in its entirety and by replacing it with the following Article Twelve:

ARTICLE TWELVE: 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 VII

This amendment alters Article Thirteen of the Original Articles of Incorporation by deleting Article Thirteen in its entirety and by replacing it with the following Article Thirteen:

ARTICLE THIRTEEN: AMENDMENT

Amendment of these Articles shall require the assent of a sixty (60) percent vote of the membership.

ARTICLE VIII

The Original Articles of Incorporation are hereby amended by adding Article Fourteen as follows:

ARTICLE FOURTEEN: 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.

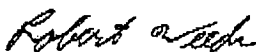
ARTICLE IX

The number of shares of the Corporation outstanding at the time of the adoption of the foregoing amendment was 10,000 ~~()~~, and the number of shares entitled to vote thereon was 10,000 ~~()~~. There exists no class or series of shares entitled to vote as a class.

ARTICLE X

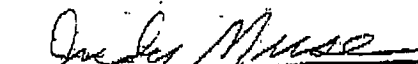
These Articles of Amendment have been approved in the manner required by the Texas Business Organizations Code & the constituent documents of the Decker Oaks Estates Community Association, Inc. All of the outstanding shares of the Corporation voted for the foregoing amendment and as evidenced by the signatures hereto, the foregoing amendment was adopted, consented to, and approved by the holder of all the outstanding shares of the Corporation, by all officers of the Corporation, and by all of the directors of the Corporation on the 27 day of June, 2008.

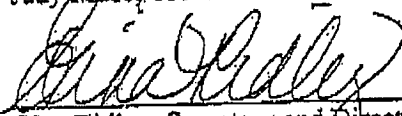
DECKER OAKS ESTATES
COMMUNITY ASSOCIATION, INC.



Robert Weedn, Sole Shareholder and Director

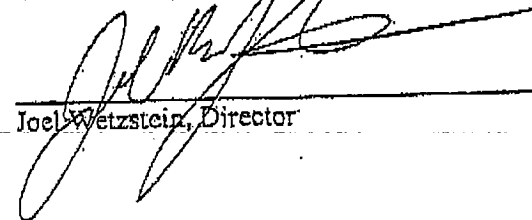

Tammy Wolfe, President and Director


Elaine Maduzia, Vice-President and Director


Judy Muse, Treasurer and Director


Gina Ridley, Secretary and Director


Charles Kroll, Director


Joel Wetzstein, Director

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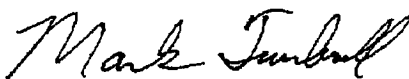
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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 Montgomery County, Texas.

08/02/2010



County Clerk
Montgomery County, Texas