



Office of the Secretary of State

CERTIFICATE OF FILING OF

CONSTELLATION POINTE DOCKOMINIUMS OWNERS ASSOCIATION, INC.
File Number: 800706220

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 09/11/2006

Effective: 09/11/2006



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams
Secretary of State

**CERTIFICATES OF FORMATION
OF
CONSTELLATION POINTE DOCKOMINIUMS OWNERS ASSOCIATION, INC.**

In compliance with the requirements of Texas Non-Profit Corporation Act, the undersigned, who is of full age, for the purpose of forming a corporation not for profit, does hereby certify;

ARTICLE I

The name of the corporation is CONSTELLATION POINTE DOCKOMINIUMS OWNERS ASSOCIATION, INC., hereinafter called the Association.

ARTICLE II

The registered office of the Association is located at 2500 Marina Bay Drive, League City, TX 77573

ARTICLE III

William F. Mitchell, whose street address is 2500 Marina Bay Drive, League City, TX 77573, is hereby appointed the initial registered agent of this Association. The Associations mailing address is P.O. Box 72, Friendswood, TX 77549-0072.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association is a nonprofit corporation, and the specific purpose for which it is formed is for the purpose of maintenance and governance of common areas for the mutual benefit of the homes in the subdivision known as Constellation Pointe Dockominiums, platted in file Record Number 2005008691, of the Official Public Records of Galveston County, Texas, and for any additions thereto that may hereafter be brought within the jurisdiction of this Association, and to promote the health, safety and welfare of the residents within the above-described property and 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 Declarations, applicable to the property and recorded in the Official Public Records of Real Property of Galveston County, Texas, and as 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 Declarations; and pay all expenses in connection therewith and all office and other expenses incident to the conduct of 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 in connection with the affairs of the Association;

(d) Borrow money in order to pay for any expenditure or outlay required pursuant to the authority granted by the provisions of the Declaration;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area;

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

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or 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 VI VOTING RIGHTS

The Association shall have two classes of voting members:

Class A. Class A members shall be Owners with the exception of the Declarant and shall be entitled to one vote for each Lot. When more than one person holds an interest in any Lot, all such persons shall be members. The vote of such Lot shall be exercised as the persons among themselves determine, but in no event shall more than one vote be cast with respect to a Lot.

Class B. Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. Class B membership shall cease and be converted to Class A membership when all Lots in the Subdivision have been sold to Owners other than the Declarant, or on January 1, 2016, whichever, is first.

ARTICLE VII BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

William F. Mitchell, 2500 Marina Bay Drive, League City, TX 77573

Manuela Langlois, 2500 Marina Bay Drive, League City, TX 77573
Linda Yost, 2500 Marina Bay Drive, League City, TX 77573

Each of the initial directors shall hold office for an initial term of ten (10) years and until his successor is duly elected and qualified. At the annual meeting in 2016 the members shall elect one director for a term of one year, and two directors for a term of two years; and at annual meetings thereafter the members shall elect directors for two year terms as needed to restore Board membership to three directors.

ARTICLE VIII INCORPORATOR

The names and address of the Incorporator of the Association is William F. Mitchell, 2500 Marina Bay Drive, League City, TX 77573

ARTICLE IX DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members as such memberships exist at the time of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be distributed as provided in the Texas Nonprofit Corporation Act.

ARTICLE X DURATION

The corporation shall exist perpetually.

ARTICLE XI AMENDMENTS

Amendments of these Articles shall require the assent of two-third (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Texas, I, the undersigned, the incorporator of this Association, have executed these Articles of Incorporation this 6th day of September, 2006.



William F. Mitchell

THE STATE OF TEXAS

COUNTY OF GALVESTON

I, a Notary Public, do hereby certify that on this the 6th day of September, 2006, personally appeared before me WILLIAM F. MITCHELL, who being by me first duly sworn declared that he is the person who signed the forgoing document as incorporator, and that the statements therein contained are true.

Linda Kay Skittone Yost
NOTARY PUBLIC IN AND FOR
STATE OF TEXAS

