

FILED  
In the Office of the  
Secretary of State of Texas

MAY 19 1980

CLERK  
Corporation Division

ARTICLES OF INCORPORATION  
OF  
BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION INC.

We, the undersigned natural persons of the age of twenty-one (21) 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 articles of incorporation for such corporation.

ARTICLE I

The name of the corporation is: BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes called the "corporation" or the "Association."

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

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

(1) to operate, manage, maintain and administer the affairs of Bordeaux Village Condominiums, a condominium regime to be established pursuant to Article 1301a of the Texas Revised Civil Statutes and that certain Declaration and Master Deed to be recorded in the Condominium Records of Dallas County, Texas (the "Declaration");

EXHIBIT A-1

(2) to acquire, contract, manage, maintain and care for the property consisting of the Common Elements of the Project;

(3) to enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of Bordeaux Village Condominiums as a condominium regime in accordance with the Declaration;

(4) to promote the health, safety and welfare of the residents within the above Project;

(5) to exercise the powers and privileges and to perform all of the duties and obligations imposed on the corporation in accordance with the Declaration, as such Declaration may hereafter be amended, including but without limitation, to fix, levy, collect and enforce payment of assessments for such purposes, as set forth in the Declaration, to pay all expenses in connection therewith and all expenditures incident to the conduct of the administration and business of the Project and all licenses, taxes and other charges as are levied or assessed against the corporation and the Common Elements of the Project;

(6) to buy, sell and deal in real property, personal property and services, to 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 may now or hereafter have to exercise.

The aforesaid statement of purposes shall be construed as a statement of both purposes and of powers and shall be broadly construed to effectuate its intent.

#### ARTICLE V

The street address of the initial registered office of the corporation is Suite 3900, 2001 Bryan Tower, Dallas, Texas 75201, and the name of its initial registered agent at such address is Sam Glast.

#### ARTICLE VI

The terms used herein, including but not limited to "Owner," "Unit,"

"Condominium Project," "Declarant," and "Common Elements" shall have the same meaning as set forth in the Declaration.

Every person or entity who is a record owner of a fee or undivided fee interest in any Unit and only such persons or entities shall be members of the Association. Membership in this corporation shall be appurtenant to and may not be separated from ownership of any Unit in the Bordeaux Village Condominiums. Ownership of such Unit shall be the sole qualification for membership in this corporation. The corporation may (but shall not be required to) issue certificates evidencing membership herein.

There shall be one vote for each Unit owned by an individual or entity, the value of such vote to be equal to the percentage undivided interest in the Common Elements assigned to each such Unit as set forth in the Declaration. When more than one person or entity holds an interest in any Unit, all such persons shall be members, and the vote for such Unit shall be exercised as they among themselves determine, but in no event shall more than one vote be counted with respect to any one Unit. The foregoing is not intended to include persons or entities who hold an interest in a Unit merely as security for the performance of an obligation. Cumulative voting in the election of members of the Board of Directors or in other exercises of the right to vote is prohibited.

#### ARTICLE VII

The name and street address of each incorporator is:

NAME

M. Jeanne Eaton

ADDRESS

Suite 3900, 2001 Bryan Tower  
Dallas, Texas

Cherie L. Watson

Suite 3900, 2001 Bryan Tower  
Dallas, Texas

Donna L. Johnson

Suite 3900, 2001 Bryan Tower  
Dallas, Texas

#### ARTICLE VIII

The number of directors constituting the initial Board of Directors is three (3). The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial Directors are:

NAME

ADDRESS

Gilbert G. Bradner

Suite 3900, 2001 Bryan Tower  
Dallas, Texas 75201

William F. Dykes

Suite 3900, 2001 Bryan Tower  
Dallas, Texas 75201

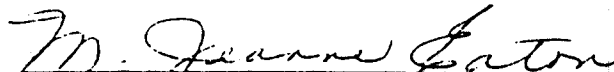
F. O'Donnell McDermott

Suite 3900, 2001 Bryan Tower  
Dallas, Texas 75201

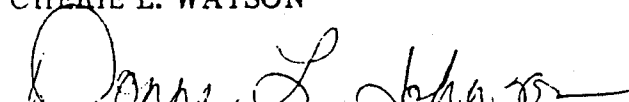
#### ARTICLE IX

Amendment, alteration or repeal of these articles shall require the assent of three-fourths (3/4) of the entire membership.

IN WITNESS WHEREOF, we have hereunto set our hands, this 15<sup>th</sup> day of May, 1980.

  
M. JEANNE EATON

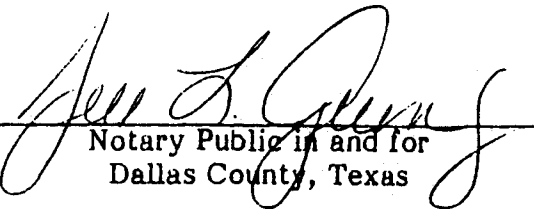
  
CHERIE L. WATSON

  
DONNA L. JOHNSON

THE STATE OF TEXAS           X  
  X  
COUNTY OF DALLAS           X

I, JILL L. GREENBERG, a Notary Public in and for said county and state, do hereby certify that on this 15<sup>th</sup> day of May, 1980, personally appeared before me M. JEANNE EATON, who being by me first duly sworn declared that she is the person who signed the foregoing document in her capacity as incorporator of BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC. and that the statements therein contained are true.

SUBSCRIBED AND SWORN TO BEFORE ME, to certify which witness my hand and seal of office.

  
Notary Public in and for  
Dallas County, Texas

JILL L. GREENBERG, Notary Public  
Commission expires 1-30-84

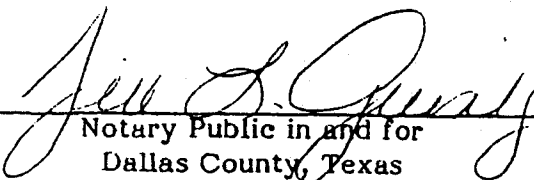
My Commission Expires:

1-30-84

THE STATE OF TEXAS           X  
  X  
COUNTY OF DALLAS           X

I, JILL L. GREENBERG, a Notary Public in and for said county and state, do hereby certify that on this 15<sup>th</sup> day of May, 1980, personally appeared before me CHERIE L. WATSON, who being by me first duly sworn declared that she is the person who signed the foregoing document in her capacity as incorporator of BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC. and that the statements therein contained are true.

SUBSCRIBED AND SWORN TO BEFORE ME, to certify which witness my hand and seal of office.

  
Notary Public in and for  
Dallas County, Texas

JILL L. GREENBERG, Notary Public  
Commission expires 1-30-84

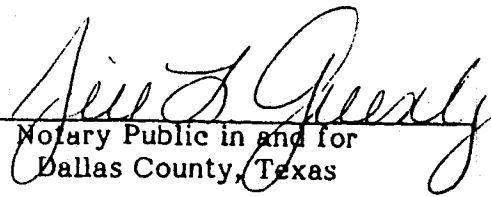
My Commission Expires:

1-30-84

THE STATE OF TEXAS           X  
  Y  
COUNTY OF DALLAS           X

I, JILL L. GREENBERG, a Notary Public in and for said county and state, do hereby certify that on this 17<sup>th</sup> day of May, 1980, personally appeared before me DONNA L. JOHNSON, who being by me first duly sworn declared that she is the person who signed the foregoing document in her capacity as incorporator of BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC. and that the statements therein contained are true.

SUBSCRIBED AND SWORN TO BEFORE ME, to certify which witness my hand and seal of office.

  
\_\_\_\_\_  
Notary Public in and for  
Dallas County, Texas  
JILL L. GREENBERG, Notary Public  
Commission expires 1-30-84

My Commission Expires:  
1-30-84

**PHASE I**

## LEGAL DESCRIPTION TRACT NO. 2

Being a part of City Block 5697, Mockingbird Terrace Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 14 pg. 343 of the Map Records Dallas County, Texas and being more particularly described as follows:

Beginning at the intersection of the East line of a 20.00 ft. alley dedicated in said addition with the South line of a 20.00 ft. alley dedicated in Inwood Gardens Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 12, pg. 303 of the Map Records Dallas County, Texas said point of beginning also being North  $89^{\circ}16'30''$  East a distance of 47.00 ft. along the South line of said 20.00 ft. alley from the Northwest corner of Mockingbird Terrace Addition to a corner;

Thence North  $89^{\circ}16'30''$  East with South line of said 20.00 ft. alley same being the North line of said Mockingbird Terrace Addition a distance of 193.00 ft. to the intersection with the West line of Bordeaux Ave. (a 50.00 foot right of way) to a corner;

Thence South  $00^{\circ}43'30''$  East with the said West line of Bordeaux Ave. a distance of 182.70 ft. to the beginning of a curve to the left having a central angle of  $44^{\circ}23'30''$ , a radius of 195.00 ft. to a corner;

Thence Southeasterly with the Southwest line of said Bordeaux Ave. an arc distance of 151.08 ft. to the end of said curve to a corner;

Thence South  $45^{\circ}07'$  East with the Southwest line of said Bordeaux Ave. a distance of 636.19 ft. to the beginning of a curve to the right having a central angle of  $136^{\circ}05'24''$ , a radius of 20.00 ft. to a corner;

Thence Southerly with said curve to the right an arc distance of 47.50 ft. to a point in the Northwest line of Atwell St., said point being the beginning of a curve to the left having a central angle of  $28^{\circ}04'57''$ , a radius of 456.23 ft. to a corner;

Thence Southwesterly with the said Northwest line of Atwell St. same being with said curve to the left having a tangent bearing North  $89^{\circ}01'36''$  West an arc distance of 223.61 ft. to the intersection with the Northeast line of a 20.00 ft. alley to a corner;

Thence North  $45^{\circ}07'$  West with the Northeast line of said 20.00 ft. alley a distance of 661.20 ft. to an angle point for a corner;

Thence North  $00^{\circ}43'30''$  West with the East line of said 20.00 ft. alley a distance of 382.50 ft. to the place of beginning and containing 4.9935 acres of land.

80117 1221

EXHIBIT B

~~SECRET~~  
~~CONFIDENTIAL~~

EXHIBIT B  
TO  
DECLARATION OF EASEMENTS

PHASE II

LEGAL DESCRIPTION TRACT NO. 3

Being a part of City Block 1697, Washington Terrace Addition, as addition to the City of Dallas, Texas, recorded in the plat recorded in Volume 18, page 363 of the Map Records of Tarrant County, Texas, and being more particularly described as follows:

Beginning at the intersection of the East line of Bordeaux Ave. (a 20.00 foot right of way) and the South line of said addition with the South line of a 20.00 foot alley (a 20.00 foot right of way) and extending North 89°16'30" East a distance of 130.38 ft. to the beginning of a curve to the right having a central angle of 22°30' and a radius of 60.00 ft. to a corner;

Thence North 89°16'30" East with the South line of said 20.00 ft. alley to the intersection with the West line of said addition to a corner;

Thence South 0°13'30" West with the said 20.00 ft. alley's West line a distance of 130.38 ft. to the beginning of a curve to the left having a central angle of 22°30' and a radius of 60.00 ft. to a corner;

Thence Easterly with the Southwest line of said 20.00 ft. alley, same being with said curve to the left an arc distance of 43.55 ft. to the end of said curve to a corner;

Thence South 89°16'30" East with the said 20.00 ft. alley's Southwest line a distance of 130.38 ft. to the intersection with the Northwest line of a 20.00 ft. alley to a corner;

Thence South 89°16'30" West with the said 20.00 ft. alley's Northwest line a distance of 130.38 ft. to the intersection with the Northeast line of said 20.00 ft. alley to a corner;

Thence North 89°16'30" West with the said Northeast line of said 20.00 ft. alley to the beginning of a curve to the right having a central angle of 22°30' and a radius of 60.00 ft. to a corner;

Thence Easterly with said curve to the right an arc distance of 43.55 ft. to the end of said curve, said point also being to the Northeast line of Bordeaux Ave. to a corner;

Thence North 89°16'30" West with the West line of Bordeaux Ave. a distance of 748.00 ft. to the beginning of a curve to the right having a central angle of 22°30' and a radius of 103.00 ft. to a corner;

Thence Northerly with said curve to the right, same being with the Eastern line of Bordeaux Ave. an arc distance of 112.34 ft. to the end of said curve to a corner;

Thence North 89°16'30" West with the East line of said Bordeaux Ave. a distance of 103.70 ft. to the place of beginning and containing 3.018 acres of land.

PHASE III

LEGAL DESCRIPTION TRACT NO. 4

Being a part of City Block 1697, Washington Terrace Addition, as addition to the City of Dallas, Texas, recorded in the plat recorded in Volume 18, page 363 of the Map Records of Tarrant County, Texas, and being more particularly described as follows:

Beginning at the intersection of the West line of a 20.00 ft. alley dedicated to said addition with the South line of a 20.00 ft. alley dedicated to said addition and extending North 89°16'30" East a distance of 130.38 ft. to the beginning of a curve to the right having a central angle of 22°30' and a radius of 60.00 ft. to a corner;

Thence North 89°16'30" East with the said 20.00 ft. alley's South line, same being with the West line of Washington Terrace Addition a distance of 79.48 ft. to an angle point for a corner;

Thence North 89°16'30" East with said 20.00 ft. alley's South line a distance of 176.51 ft. to the intersection with the West line of Oracle Dr. (a 40.00 ft. right of way) to a corner;

Thence Southerly with the West line of Oracle Dr. same being with a curve to the left having a central angle of 84°27' and a radius of 112.34 ft. and a to-goes bearing 30°10'00" East an arc distance of 112.34 ft. to the end of said curve to a corner;

Thence South 89°16'30" East with the said Southwest line of Oracle Dr. a distance of 103.40 ft. to the intersection with the Northwest line of a 20.00 ft. alley to a corner;

Thence South 22°02' West with the West line of said 20.00 ft. alley a distance of 176.51 ft. to an angle point for a corner;

Thence South 22°02' West with the said 20.00 ft. alley's Northwest line a distance of 103.40 ft. to the intersection with the West line of a 20.00 ft. alley to a corner;

Thence North 89°16'30" West with the Northwest line of said 20.00 ft. alley a distance of 648.23 ft. to the beginning of a curve to the right having a central angle of 22°30' and a radius of 60.00 ft. to a corner;

Thence Northerly with the said Northwest line of said 20.00 ft. alley, same being with said curve to the right an arc distance of 30.98 ft. to the end of said curve to a corner;

Thence North 89°16'30" West with the East line of said 20.00 ft. alley a distance of 130.38 ft. to the place of beginning and containing 3.048 acres of land.

COUNTY CLERK'S MEMO  
FOR THE DEPT. OF  
RECORDS TITLE  
AND RECORDED

51201 0033



The State of Texas  
Secretary of State

CERTIFICATE OF INCORPORATION

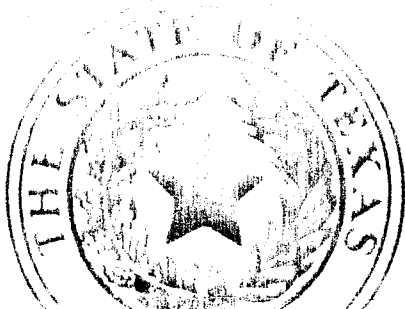
OF

BURDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC.  
CHAPTER NUMBER 518445

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,  
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE  
CORPORATION, DULY SIGNED AND VERIFIED HAVE BEEN RECEIVED IN THIS  
OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY  
VIRTUE OF THE AUTHORITY VESTED IN HIM BY LAW, HERERY ISSUES THIS  
CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE  
ARTICLES OF INCORPORATION.

DATED MAY 19, 1980



  
Secretary of State

BLP



STATE OF TEXAS  
OFFICE OF THE SECRETARY OF STATE

AUSTIN, TEXAS 78711

MAY 21, 1980

GEORGE W. STRAKE, JR.  
SECRETARY OF STATE

GLAST & MILLER ... JILL L GREENBERG  
SUITE 3900, 2001 BRYAN TOWER  
DALLAS, TX 75201

RE: BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC.  
CHARTER NUMBER 518445-1

DEAR STR:

IT HAS BEEN OUR PLEASURE TO APPROVE AND PLACE ON RECORD THE ARTICLES OF INCORPORATION THAT CREATED YOUR CORPORATION. WE EXTEND OUR BEST WISHES FOR SUCCESS IN YOUR NEW VENTURE.

AS A CORPORATION, YOU ARE SUBJECT TO STATE TAX LAWS. SOME NON-PROFIT CORPORATIONS ARE EXEMPT FROM THE PAYMENT OF FRANCHISE TAXES AND MAY ALSO BE EXEMPT FROM THE PAYMENT OF SALES AND USE TAX ON THE PURCHASE OF TAXABLE ITEMS. IF YOU FEEL THAT UNDER THE LAW YOUR CORPORATION IS ENTITLED TO BE EXEMPT YOU MUST APPLY TO THE COMPTROLLER OF PUBLIC ACCOUNTS FOR THE EXEMPTION. THE SECRETARY OF STATE CANNOT MAKE SUCH DETERMINATION FOR YOUR CORPORATION.

IF WE CAN BE OF FURTHER SERVICE AT ANY TIME, PLEASE LET US KNOW.

VERY TRULY YOURS,  
GEORGE W. STRAKE, JR.  
SECRETARY OF STATE

BY: WILLIAM W. DIDLAKE, JR.  
DIRECTOR, CORPORATION DIVISION

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
3850 Bank One Center  
1717 Main Street  
Dallas, Texas 75201



**CERTIFICATE AND MEMORANDUM OF RECORDING  
OF ASSOCIATION DOCUMENTS FOR BORDEAUX  
VILLAGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

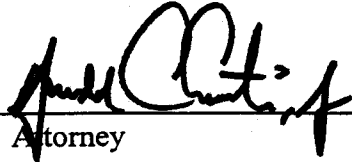
The undersigned, as attorney for Bordeaux Village Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the instruments attached hereto are true and correct copies of the following:

- (a) Articles of Incorporation of Bordeaux Village Homeowners Association, Inc. (Exhibit "A-1").

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing documents.

IN WITNESS WHEREOF, Bordeaux Village Homeowners Association, Inc. has caused this Certificate and Memorandum of recording of Association documents to be effective as of the 1<sup>st</sup> day of January, 2000.

**BORDEAUX VILLAGE  
HOMEOWNERS ASSOCIATION, INC.**

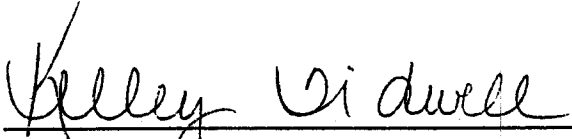
By:   
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Bordeaux Village Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 20<sup>th</sup> day of April, 2000.



  
Notary Public, State of Texas