


**ISLAND MOORINGS COMMUNITY
IMPROVEMENT ASSOCIATION, INC.**

CERTIFICATE OF RECORDING OF DEDICATORY INSTRUMENTS
Texas Property Code Chapter 202, section 202.006

As required by Texas Property Code Chapter 202, section 202.006, ISLAND MOORINGS COMMUNITY IMPROVEMENT ASSOCIATION, INC. , by and through its President, Rick Riordan, is recording the attached dedicatory instruments, which are numbered as follow.

1. Articles of Incorporation (Exhibit 1)
2. Amended Bylaws of Island Moorings Community Improvement Association Inc. (Exhibit 2)

I, RICK RIORDAN, certify that in my capacity as a corporate officer and director, I have the authority to and am executing this certificate for the purpose of recording the referenced instruments to comply with Texas Property Code Section 202.006. The referenced attachments are true and correct copies of the instruments that have been kept in the association's records and relied upon by the association and its owners.



 ISLAND MOORINGS COMMUNITY IMPROVEMENT
 ASSOCIATION, INC.
 By: Rick Riordan
 Its: President and Director

Date: 23rd Day of December, 2013.

ACKNOWLEDGMENT

State of Texas)
)
County of Nueces)

Before me on this day personally appeared RICK RIORDAN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity stated for the purposes and consideration expressed.

Given under my hand and seal of office this the 23rd day of December, 2013.

CM Burns

Notary Public in and for the State of Texas



After Recording Return to:

✓ THE BURNS LAW FIRM, P.C.
P.O. BOX 1197
PORT ARANSAS, TX 78373



EXHIBIT 1

The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that
Articles of Incorporation
of

ISLAND MOORINGS COMMUNITY IMPROVEMENT ASSOCIATION
were filed in this office and a certificate of incorporation was issued on
August 11, 1983;

IT IS FURTHER CERTIFIED, that no certificate of dissolution has been issued, and
that the corporation is still in existence.



*IN TESTIMONY WHEREOF, I have hereunto
signed my name officially and caused to be im-
pressed hereon the Seal of State at my office in
the City of Austin, this*

23 day of November, A.D. 1992

John Hannah Jr
Secretary of State

600/202
Revised 08/92

AUG 11 1983

ARTICLES OF INCORPORATION Clerk B
OF Corporations Section

ISLAND MOORINGS COMMUNITY IMPROVEMENT ASSOCIATION

We, the undersigned, and natural persons of the age of twenty-one (21) years or more, all 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 ONE

CORPORATION NAME

The name of the corporation is Island Moorings Community Improvement Association.

ARTICLE TWO

CORPORATION STATUS

The corporation is a non-profit corporation.

ARTICLE THREE

DURATION

The period of its duration is perpetual.

ARTICLE FOUR

PURPOSES

The corporation is formed for the following purposes:

1. To provide for maintenance and preservation of the property subject to the covenants, conditions and restrictions applicable to Latitude 27, Sections 1, 2, 3, 4 and 5, Subdivisions in Nueces County, Texas, and any additional sections in Latitude 27 that may hereafter be platted into subdivisions known as Latitude 27 and to promote the health, safety, welfare, civil pride and esthetic values of the residents within the above described property.
2. To exercise all of the powers and privileges and to perform all of the duties and obligations of Island Moorings Community Improvement Association as set forth in those certain Declaration of Restrictions for Latitude 27, Sections 1 and 2 and any such additional sections as are later platted, hereinafter called the "Declaration of Restrictions" applicable to the property and recorded or to be recorded in the Deed Records of Nueces County, Texas, and as the same may be amended from time to time as therein provided, said Declaration of Restrictions being incorporated herein as if set forth at length.

3. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration of Restrictions; to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the said Island Moorings Community Improvement Association.

4. To have and exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Act of the State of Texas may by law now or hereafter have or exercise; provided that none of the objects or purposes herein set out shall be construed to authorize the corporation to do any act in violation of said Non-profit Corporation Act or Part 4 of the Texas Miscellaneous Corporation Laws Act, and all such objects or purposes are subject to said Acts.

5. The corporation is prohibited from engaging in any activity which would constitute a regular business of a kind originally carried on for profit.

6. No part of the net earnings of the corporation shall inure to the benefit of any private shareholder or individual.

ARTICLE FIVE

REGISTERED AGENT

The street address of the initial registered office of the corporation is 5440 Everhart, Suite 1, Corpus Christi, Texas 78411, and the name of its initial registered agent at such address is Charles W. Zahn, Jr.

ARTICLE SIX

TRUSTEES

The affairs of the corporation shall be managed by a Board of five (5) Trustees, who need not be members (as such term is hereinafter defined) of the corporation. The number of Trustees may be changed by amendment of the By-Laws of the corporation. The names and addresses of the persons who are to act in the capacity of initial Trustees until January 31, 1983, or until the selection of their successors, are:

<u>NAME</u>	<u>ADDRESS</u>
I. B. Magee	418 South Alister Street Port Aransas, Texas 78373
Ralph Durden	4707 Everhart Road Corpus Christi, Texas 78411

Charles W. Zahn, Jr. 5440 Everhart - Suite 1
Corpus Christi, Texas 78411

Jim Pair 314 San Saba
Portland, Texas 78374

Larry J. Urban 2725 Swantner
Corpus Christi, Texas 78411

At the first annual meeting beginning in 1983, the members shall elect one (1) Trustee for a term of one (1) year, two (2) Trustees for a term of two (2) years, and two (2) Trustees for a term of three (3) years; and at each annual meeting thereafter the members shall elect that number of Trustees equal to the number of Trustees who terms expire at such time.

ARTICLE SEVEN

INCORPORATOR

The names and street addresses of the incorporators are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Wilma Youngblood	5440 Everhart, Suite 1 Corpus Christi, Texas 78411
Charles W. Zahn, Jr.	5440 Everhart, Suite 1 Corpus Christi, Texas 78411
Jim Pair	314 San Saba Portland, Texas 78374

ARTICLE EIGHT

MEMBERSHIP

Each person or entity who is an owner of a fee, undivided fee interest or a purchaser thereof under a contract of sale of any property which is subject to a maintenance charge assessment by the corporation acting for Island Moorings Community Improvement Association, such persons or entities being hereinafter referred to as "Owner", shall be a member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or hold only a minimal interest in

the lots. No owner shall have more than one (1) membership. Membership shall be appurtenant to and may not be separated from ownership of the property which is subject to assessment by said corporation. Ownership of such property shall be the sole qualification for membership.

ARTICLE NINE

VOTING RIGHTS

The corporation shall have two (2) classes of membership:

Class A: Class A members shall be all those owners as defined in Article Eight hereinabove with the exception of those owners designated below as Class B members. Class A members shall be entitled to one (1) vote for each lot in which they hold the interest required for membership by Article Eight. When more than one (1) person holds such 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 (1) vote be cast with respect to any lot.

Class B: Class B members shall be I. B. Magee, Trustee; Ralph Durden, Trustee; Charles W. Zahn, Jr., Trustee; any corporation or business entity owned or controlled by either I. B. Magee, Ralph Durden or Charles W. Zahn, Jr., which at the time of platting thereof is the record owner of the fee title to an entire section of Latitude 27; any individual who at the time of platting thereof is the record owner of the fee title to an entire section of Latitude 27. The Class B members shall be entitled to three (3) votes for each lot in which they hold the interest required for membership by Article Eight; provided, however, that 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 January 1, 1992.

The Class A and Class B members shall have no rights as such to vote as a class, except as required by the Texas Non-profit Corporation Act, and both classes shall vote together upon all matters as one (1) group.

ARTICLE TEN

DISSOLUTION

Upon dissolution of the corporation, other than instant to a merger or consolidation, the assets of the corporation shall be dedicated and transferred to an appropriate public agency to

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th
day of September, 1982.

Glenda P. Harris
Notary Public in and for
the State of Texas

GLEND A. P. HARRIS
Notary Public, State of Texas
My Commission Expires 9-12-84

THE STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, the undersigned, a Notary Public in and for
said County and State, on this day personally appeared Charles W.
Zahn, Jr., known to me to be the person whose name is subscribed
to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein
expressed and that the statements contained therein are true and
correct.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day
of September, 1982.

Glenda P. Harris
Notary Public in and for
the State of Texas

GLEND A. P. HARRIS
Notary Public, State of Texas
My Commission Expires 9-12-84

THE STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, the undersigned, a Notary Public in and for
said County and State, on this day personally appeared Jim Pair,
known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the
same for the purposes and consideration therein expressed and
that the statements contained therein are true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day
of September, 1982.

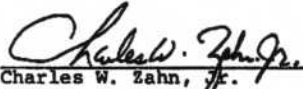
Glenda P. Harris
Notary Public in and for
the State of Texas

GLEND A. P. HARRIS
Notary Public, State of Texas
My Commission Expires 9-12-84

be used for purposes similar to those for which this corporation was created or shall be conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of liquidation or dissolution of the corporation, whether voluntary or involuntary, no member thereof shall be entitled to any distribution or division of its remainder property or its proceeds, and the balance of all money and other property received by the corporation from any source, after the payment of all debts and obligations of the corporation, shall be used or distributed subject to the order of the Supreme Court of the State of Texas as provided by law, exclusively for the purposes within those set forth in Article One and within the intentment of Section 501(c) of the Internal Revenue Code of 1954 and its regulations as the same now exist or as they may be hereafter amended.


IN WITNESS WHEREOF, the undersigned, have hereunto set their hands this 4th day of September, 1982.



Charles W. Zahn, Jr.



Wilma Youngblood



Jim Pair

THE STATE OF TEXAS §

COUNTY OF NUECES §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Wilma Youngblood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and that the statements contained therein are true and correct.