



**OFFICER’S CERTIFICATE  
REGARDING THE DEDICATORY INSTRUMENTS OF  
THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS** §  
§  
**COUNTY OF JEFFERSON** §

The undersigned, being an officer of **THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.** (the “Association”), a Texas nonprofit corporation, and in accordance with Sections 202.001 and 202.006 of the Texas Property Code, does hereby certify as follows:

1. The Association is the property owners association for a subdivision development located in Beaumont, Jefferson County, Texas, and the name of the subdivision development is **THE CRESCENT ON WALDEN** (the “Subdivision Development”).
2. The name of the Association is **THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.**
3. Attached hereto as **Exhibit “A”** and incorporated herein by reference is a true and correct copy of the **Articles of Incorporation** of the Association filed with the Texas Secretary of State on December 7, 2005, pursuant to which the Association was formed.
4. Attached hereto as **Exhibit “B”** and incorporated herein by reference is a true and correct copy of the **First Amended and Restated Bylaws of the Association** approved and adopted on September 30, 2020, which are the current governing Bylaws of the Association and are in full force and effect.

5. In addition to the Articles of Incorporation and First Amended and Restated Bylaws of the Association that are attached hereto, the Association is further governed by the following Dedicatory Instruments:

- (i) The Plat of The Crescent on Walden Phase I, a subdivision of record in Beaumont, Jefferson County, Texas, according to the map or plat thereof recorded under Clerk's File Number 2005042051 of the Official Public Records of Jefferson County, Texas;
- (ii) The Ratification and Amendment to The Map or Plat and the Declaration of Covenants, Conditions and Restrictions for The Crescent on Walden Subdivision Phase I recorded under Clerk's File Number 2006007852 of the Official Public Records of Jefferson County, Texas;
- (iii) The Plat of The Crescent on Walden Phase II, a subdivision of record in Beaumont, Jefferson County, Texas, according to the map or plat thereof recorded under Clerk's File Number 2006021601 of the Official Public Records of Jefferson County, Texas;
- (iv) The Declaration of Covenants, Conditions and Restriction for The Crescent on Walden Subdivision recorded under Clerk's File Number 2006001889 of the Official Public Records of Jefferson County, Texas;
- (v) The First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Crescent on Walden Phase One Subdivision, an Addition in Jefferson County, Texas, recorded under Clerk's File Number 2006032893 of the Official Public Records of Jefferson County, Texas;

(vi) The Amendment to the Declaration of Covenants, Conditions and Restrictions For The Crescent on Walden Subdivision Phase I, recorded under Clerk's File Number 2006034647 of the Official Public Records of Jefferson County, Texas; and

(vii) The Rules and Regulations adopted May 10, 2017, recorded under Clerk's File Number 2017023091 of the Official Public Records of Jefferson County, Texas;

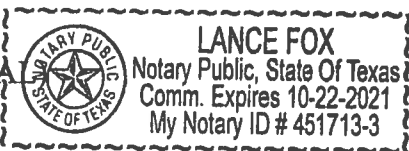
This Certificate is executed effective this 26 day of JANUARY, 2021.

**THE CRESCENT ON WALDER PROPERTY OWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: *W. Dennis Isaacs*  
Name: W. Dennis Isaacs  
Title: President

THE STATE OF TEXAS           §  
COUNTY OF JEFFERSON       §

This instrument was acknowledged before me on the 26 day of JANUARY, 2021, by W.Dennis Isaacs, President of The Crescent on Walden Property Owners Association, Inc., a Texas nonprofit corporation.

(SEAL)  *Lance Fox*  
Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Lance Fox  
Creighton, Fox, Johnson & Mills, PLLC  
3535 Calder Avenue, Suite 310  
Beaumont, TX 77706

## **EXHIBIT "A"**

**See attached Articles of Incorporation**



**Office of the Secretary of State**

**CERTIFICATE OF INCORPORATION  
OF**

**THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.**

Filing Number: 800580282

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above named corporation have been received in this office and have been found to conform to law.

Accordingly, the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation.

Issuance of this Certificate of Incorporation 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: 12/07/2005

Effective: 12/07/2005



A handwritten signature in cursive script that reads "Roger Williams".

Roger Williams  
Secretary of State

**ARTICLES OF INCORPORATION  
OF  
THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.**

I, the undersigned natural person of the age of eighteen (18) years or more, acting as incorporator of a corporation under the Texas Non-Profit Corporation Act, Article 1396-1.01 et. seq., Texas Revised Civil Statutes Annotated (herein the "Act"), do hereby adopt the following Articles of Incorporation for such corporation:

**FILED**  
In the Office of the  
Secretary of State of Texas

DEC 07 2005

**Corporations Section**

**Article I**

**NAME**

The name of the corporation is **THE CRESCENT ON WALDEN PROPERTY OWNERS ASSOCIATION, INC.** ("Association").

**Article II**

**PRINCIPAL OFFICE**

The principal office of the Association is located at 2155 Interstate 10 East, Beaumont, Texas 77701.

**Article III**

**REGISTERED AGENT**

Jim Hayes is appointed the initial registered agent of this Association. The address of the initial registered agent is 2155 Interstate 10 East, Beaumont, Texas 77701.

**Article IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association is a nonprofit corporation formed pursuant to the Act. The Association does not contemplate pecuniary gain or profit for its members, and the specific purposes for which it is formed are to provide for maintenance,

preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

**THE CRESCENT ON WALDEN, a subdivision in Jefferson County, Texas;**

and to promote the health, safety and welfare of the residents within this property and any additions brought within the jurisdiction of this Association, 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 stated in the Declaration of Covenants, Conditions and Restrictions ("Declaration") applicable to the property and recorded or to be recorded with the county clerk of Jefferson County, Texas, and as amended, the Declaration being incorporated here 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 Declaration; to pay all expenses connected with assessments 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 in connection with the affairs of the Association;
- (d) Borrow money and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility;
- (f) Participation in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area; and
- (g) Have and exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation laws of the State of Texas by law 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 of record to assessment by the Association, including contract sellers, will 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 will 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 will have such classes of members and voting rights as set forth in the Declaration.

**Article VII**

**BOARD OF DIRECTORS**

The affairs of the Association will be managed by an initial 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 the initial directors until the selection of their successors are:

<b>Name</b>	<b>Address</b>
Jim Hayes	2155 Interstate 10 East, Beaumont, TX 77701
Mike Lege	2155 Interstate 10 East, Beaumont, TX 77701
Lance Fox	470 Orleans, Suite 400, Beaumont, TX 77701

**Article XIII**

**DURATION**

The Association will exist perpetually.



**Article IX**

**AMENDMENTS**

Amendment of these Articles will require the assent of two-thirds (2/3) of the entire membership.

**Article X**

**ANNEXATION OF ADDITIONAL PROPERTIES**

The Association may, at any time, annex additional residential properties and common areas to the Properties described in Article IV, and so add to its membership under the provisions of Article V, provided that any annexation must be in accordance with the terms and provisions of the Declaration.

**Article XI**

**MERGERS AND CONSOLIDATIONS**

To the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that a merger or consolidation must have the assent of 2/3 of the entire membership.

**Article XII**

**AUTHORITY TO MORTGAGE**

Any mortgage by the Association of the Common Area defined in the Declaration must have the assent of 2/3 of the entire membership.

**Article XIII**

**DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than 2/3 of the entire membership. On dissolution of the Association, the assets, both real and personal of the Association, will be dedicated to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by

the Association. In the event that the dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

#### Article XIV

#### MEETINGS FOR ACTIONS GOVERNED BY ARTICLES XI THROUGH XIII

In order to take action under Articles XI through XIII, there must be a duly held meeting. Written notice, stating the purpose of the meeting shall be given to all members not less than 10 days nor more than 60 days in advance of the meeting. The presence of members or of proxies entitled to cast 51% of the votes of each class of membership will constitute a quorum. If the required quorum is not achieved at any meeting, another meeting may be called, subject to the above notice requirement, and the required quorum at the subsequent meeting will be one-half of the required quorum of the preceding meeting.

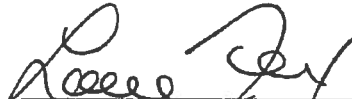
#### Article XV

#### INCORPORATOR

The name and address of the incorporator are:

Lance Fox  
P.O. Box 1751  
Beaumont, TX 77704

Executed this 6 day of DECEMBER, 2005.

  
\_\_\_\_\_  
Lance Fox, Incorporator

## **EXHIBIT "B"**

**See attached First Amended and Restated Bylaws**