

ARTICLES OF INCORPORATION  
OF  
PORT ADVENTURE PROPERTY OWNERS' ASSOCIATION  
(A Non-Profit Corporation)

We, the undersigned natural persons of the age of 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 and for such Corporation:

ARTICLE I.

The name of the Corporation is PORT ADVENTURE PROPERTY OWNERS' ASSOCIATION.

**ARTICLE I. (Proposed Amendment)**

**The name of the Corporation is PORT ADVENTURE MAINTENANCE ASSOCIATION.**

ARTICLE II.

The Corporation is a non-profit corporation, organized pursuant to the Texas Non-Profit Corporation Act without capital stock and shall have all the powers specified in the Texas Non-Profit Corporation Act. The Corporation is organized solely for non-profit purposes and does not contemplate pecuniary gain or profit to the members thereof.

ARTICLE III.

The period of duration of the Corporation is perpetual.

ARTICLE IV.

The purposes for which the Corporation is organized are:

To collect membership fees, maintenance fee assessments and donations from members of the Corporation and property owners of lots in Port Adventure Subdivision (including any future units of Port Adventure Subdivision developed by Port Adventure, Inc. on property adjoining Port Adventure Subdivision), and solicit donations from the general public in the community and to use said monies to provide services or facilities for the general benefit of all members of the Corporation and the general public in the community. To maintain the roads and road right of way in Port Adventure Subdivision, and to acquire, maintain and operate the swimming pool and other recreational facilities of Port Adventure Subdivision (including all future units developed on property adjoining Port Adventure Subdivision) for the benefit of all property owners of lots in Port Adventure Subdivision (all units). To collect all maintenance fees due from said property owners for use in maintenance and operation of the roads, roadway, common area and recreational facilities owned by the Corporation and in enforcement of property use and building restrictions in Port Adventure Subdivision (including all future units developed on property adjoining Port Adventure Subdivision).

**ARTICLE IV. (Proposed Amendment)**

**The purposes for which the Corporation is organized are:**

**To collect a trash removal fee, membership dues, and donations from members of the Corporation and property owners and residents of lots in Port Adventure Subdivision and solicit donations from the general public and to use said monies in the removal of trash, maintenance and operation of the roads and road right of way, drainage, common areas, and facilities owned by the corporation.**

ARTICLE V.

The street address of the initial registered office of the Corporation is 10203 Birchridge, Suite A, Humble, Texas 77338 and the name of its initial registered agent at such address is J. D. Hoskins.

ARTICLE VI.

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons who are to serve as the initial Directors are:

James Burrell  
10203 Birchridge, Suite A  
Humble, TX 77338

Barry Aikin  
103 Windwood  
Livingston, TX 77351

J. D. Hoskins  
10203 Birchridge, Suite A  
Humble, Texas 77338

**ARTICLE VI. (Proposed Amendment)**

**The number of Directors constituting the initial Board of Directors of the Corporation is seven (7), and the names and addresses of the persons who are to serve as the initial Directors are:**

<b>Gary L. Langham 123 Dogwood Trail Trinity, Texas 75862</b>	<b>Martin Castle 157 Settlers Way N. Trinity, Texas 75862</b>	<b>Sandra King 701 Natasha Drive Trinity, Texas 75862</b>	<b>Delbert McCool 155 Cherokee Drive Trinity, Texas 75862</b>
<b>Gloria Kelley 151 Pecan Bottom Trinity, Texas 75862</b>	<b>Jeff Hart 132 Settlers Way N. Trinity, Texas 75862</b>	<b>Bobby J. Wiestling P.O. Box 2633 Trinity, Texas 75862</b>	

ARTICLE VII.

In accordance with Article 7.06 of the Texas Misc. Corporation laws act, a Director of the Corporation shall not be liable to the corporation or its members for monetary damages for an act or omission occurring in the director's capacity as a director, except as provided by law.

ARTICLE VIII.

The name and address of each incorporator is:

Edwin K. Nolan P.O. Box 2017 Canyon Lake, TX 78130	Ronald G. Newman, Jr. P.O. Box 2017 Canyon Lake, TX 78130	Eva Farrar P.O. Box 2017 Canyon Lake, TX 78130
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ARTICLE IX.

The members of the Corporation shall be the owners of record title of single family residential or single-family camping lots in Port Adventure Subdivision, or future units of said subdivision developed by Port Adventure, Inc. on property adjoining Port Adventure Subdivision. Each of said lots shall be entitled to only one vote at any meeting of the membership regardless of the number of owners of such lot. Furthermore, each lot owner shall be entitled to one vote for each lot owned at any meeting of the membership.

**ARTICLE IX. (Proposed Amendment)**

**The eligible members of the corporation shall be the owners and residents of Port Adventure Subdivision, current on dues. Each member in good standing is entitled to one vote at any meeting of the membership on any and all matters.**

ARTICLE X.

The By-laws of this Corporation shall be adopted by the initial Board of Directors and may be amended or altered by a majority vote of the Board of Directors.

**ARTICLE X. (Proposed Amendment)**

**The By-laws of this Corporation shall be adopted by a majority of members at a special members meeting called by the board. The Bylaws shall be amended or altered by a majority of the members at the annual members meeting or at a special members meeting requested by the president, two (2) board members, or 67% of the members.**

I vote to accept the proposed amendments to the Articles of Incorporation as shown above.

Circle **one** only  
YES            NO

Signature of lot owner: \_\_\_\_\_ Date: \_\_\_\_\_

Number of Lots Owned: \_\_\_\_\_

All absentee ballots must be returned to Port Adventure POA, 141 Quail Valley, Trinity, Texas 75862 by 5PM on July 19<sup>th</sup>, 2024, to be validated and counted at the Special Members Meeting or you can present this form in person at the Special Members Meeting on July 20<sup>th</sup>, 2024 at 10:00 AM at the Community Building at 160 Adventure Trail, Trinity, Texas 75862.