



Office of the Secretary of State

September 29, 2023

Attn: COATS ROSE PC

Coats Rose, P.C.
9 Greenway Plaza Suite 1000
Houston, TX 77046 USA

RE: Haven at Kieth Harrow Owners Association, Inc.
File Number: 805246937

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created nonprofit corporation.

Nonprofit corporations do not automatically qualify for an exemption from federal and state taxes. Shortly, the Comptroller of Public Accounts will be contacting the corporation at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the corporation. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>. For information on state tax exemption, including applications and publications, visit the Comptroller's Exempt Organizations web site at <https://window.state.tx.us/taxinfo/exempt/index.html>. Information on exemption from federal taxes is available from the Internal Revenue Service web site at <https://www.irs.gov>.

Nonprofit corporations do not file annual reports with the Secretary of State, but do file a report not more often than once every four years as requested by the Secretary. It is important for the corporation to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the involuntary termination of the corporation. Additionally, a nonprofit corporation will file documents with the Secretary of State if the corporation needs to amend one of the provisions in its certificate of formation. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555
Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

Haven at Kieth Harrow Owners Association, Inc.
File Number: 805246937

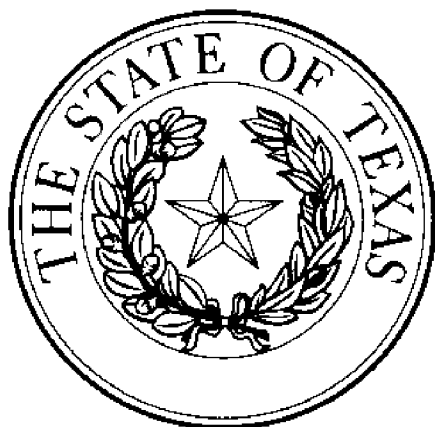
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

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: 09/08/2023

Effective: 09/08/2023



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

CERTIFICATE OF FORMATION OF
HAVEN AT KIETH HARROW OWNERS ASSOCIATION, INC.

I, the undersigned, being of the age of eighteen years or more, acting as incorporator of a corporation do hereby adopt the following Certificate of Formation for such corporation.

Article 1. Name. The name of the corporation is Haven at Kieth Harrow Owners Association, Inc. (the "Association").

Article 2. Principal Office. The initial principal office of the Association is located at c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.

Article 3. Duration. The Association shall have perpetual duration.

Article 4. Applicable Statute. The corporation is organized pursuant to the provisions of Chapters 20 and 22, and the provisions of Title 1 applicable to nonprofit corporations of the *Texas Business Organizations Code*, as it may be amended (the "Act").

Article 5. Declarant. The Declarant is Davidson Homes, LLC, an Alabama limited liability company.

Article 6. Defined Terms. Capitalized terms used in this Certificate of Formation and not otherwise defined in this Certificate of Formation shall have the meanings set forth in the Declaration of Covenants, Conditions and Restrictions for Haven at Kieth Harrow executed by Declarant and recorded or to be recorded in the Official Public Records of Real Property of Harris County, Texas, as it may be amended (the "Declaration").

Article 7. Purposes and Powers. The Association does not contemplate pecuniary gain or profit, direct or indirect to its members.

(a) By way of explanation and not limitation, the purposes for which the Association is formed are:

(i) to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the By-Laws of the Association (the "By-Laws"), and as provided by law; and

(ii) to provide an entity for the furtherance of the interests of the owners of the property which is subject to the Declaration (the "Properties").

(b) In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration of By-Laws, may be exercised by its board of directors:

(i) all of the powers conferred upon nonprofit corporations by common law and the statutes of the State of Texas in effect from time-to-time;

(ii) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in this Certificate, the By-Laws, or the Declaration, including, without limitation, the following:

(1) to fix and collect assessments and other charges to be levied pursuant to the Declaration;

(2) to manage, control, operate, maintain, repair and improve property subject to the Declaration or any other property as to which the Association has a right or duty to provide such services pursuant to the Declaration, By-Laws or any covenant, easement, contract or other legal instrument;

(3) to enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration, By-Laws or other recorded covenant;

(4) to engage in activities which will actively foster, promote, and advance the common interests of all owners of property subject to the Declaration;

(5) to buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association;

(6) to borrow money for any purpose;

(7) to enter into, make, perform or enforce contracts of every kind and description, and to do all other acts, necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(8) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests of such corporations, firms, or individuals;

(9) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(10) to provide any and all services to the Properties and adjacent properties as the Board of Directors may determine to be necessary or desirable to supplement the services provided by local government.

(c) The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article. None of the

objects or purposes set out above shall be construed to authorize the Association to do any act in violation of the Act, and all such objects or purposes are subject to the Act.

Article 8. Membership. The Association shall be a membership corporation without certificates or shares of stock. The Declarant, for such period as is specified in the Declaration, and each person or entity who is an owner of a Lot (as defined in the Declaration), shall be a member of the Association and shall be entitled to such voting rights and membership privileges as are set forth in the Declaration.

Article 9. Board of Directors. The business and affairs of the Association shall be conducted, managed and controlled by a board of directors (the "Board of Directors" or "Board"). The Board may delegate its operating authority to such corporations, individuals, and committees as it, in its discretion, may determine.

The Board of Directors shall consist of not less than three (3) nor more than five (5) directors, as determined in accordance with the By-Laws. The initial Board of Directors shall consist of three (3) directors. The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, or until their resignation or removal, are as follows:

Jordan Kirk	24275 Katy Fwy., Suite 225 Park Row, TX 77494
Amer Syed	24275 Katy Fwy., Suite 225 Park Row, TX 77494
Chris Chew	24275 Katy Fwy., Suite 225 Park Row, TX 77494

The number, the method of selection, removal, and filling of vacancies on the Board of Directors, and the term of office of members of the Board of Directors, shall be as set forth in the By-Laws.

Article 10. Indemnification of Directors. The Association shall indemnify its officers, directors and committee members as and to the extent required by the By-Laws. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

Article 11. Dissolution. The Association may be dissolved only upon a resolution duly adopted by its Board of Directors and approved by the affirmative vote of two-thirds (2/3) of the members of the Association who are present in person or by proxy at a meeting of the members called for that purpose. In addition, so long as the Declarant owns any property subject to the Declaration, the written consent of the Declarant shall be required. The Association is authorized, upon its winding up, to distribute its assets in a manner other than as provided by Section 22.304 of the Act, in accordance with a plan of distribution adopted pursuant to Chapter 22 of the Act, which plan may but shall not require distribution of the remaining property of the Association for tax-exempt purposes to an organization exempt under Section 501(c)(3), Internal Revenue Code, or described by Section 170(c)(1) or (2), Internal Revenue Code.

Article 12. Merger and Consolidation. The Association may merge or consolidate only upon a resolution duly adopted by its Board of Directors and by the affirmative vote of two-thirds (2/3) of the members of the Association who are present in person or by proxy at a meeting of the members called for this purpose. In addition, so long as the Declarant owns any property subject to the Declaration, written consent of the Declarant shall be required.

Article 13. Amendments. This Certificate of Formation may be amended only upon a resolution duly adopted by the Board of Directors and approved by the affirmative vote of two-thirds (2/3) of the votes of the members of the Association who are present in person or by proxy at a meeting of the members called for this purpose. In addition, so long as the Declarant owns any property subject to the Declaration, the consent of the Declarant shall be required for any amendment of this Certificate of Formation. Written notice containing the proposed amendment or a summary of the changes to be affected by the amendment shall be given to each member entitled to vote on such amendment within the time and in the manner provided in the By-Laws for giving notice of a meeting to the members.

Article 14. Registered Agent and Office. The initial registered office of the Corporation is 10214 Hedge Way Drive, Houston, Texas 77065, and the initial registered agent at such address is Rachel Schmutz.

Article 15. Effective Date. This Certificate of Formation shall become effective when filed by the Secretary of State for the State of Texas.

Article 16. Incorporator. The name and address of the incorporator is as follows:

Kami D'Olive
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

Article 17. Initial Mailing Address. The initial mailing address of the Association is c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491

IN WITNESS WHEREOF, the undersigned signs this document the 8th day of September, 2023, subject to the penalties imposed by law for the submission of materially false or fraudulent instrument.

Kami D'Olive

Kami D'Olive, Incorporator