

Form 202

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$25



**Certificate of Formation
Nonprofit Corporation**

Filed in the Office of the
Secretary of State of Texas
Filing #: 802430110 04/06/2016
Document #: 664514370002
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Article 1 - Corporate Name

The filing entity formed is a nonprofit corporation. The name of the entity is :

LAS VELAS OWNERS ASSOCIATION, INC.

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

PABLO PAEZ GARZA

C. The business address of the registered agent and the registered office address is:

Street Address:

6700 PADRE BLVD. SOUTH PADRE ISLAND TX 78597

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Management

A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: **PABLO PAEZ GARZA**

Title: **Director**

Address: **PO BOX 40195 SOUTH PADRE ISLAND TX, USA 78597**

Director 2: **ADRIAN PAEZ GARZA**

Title: **Director**

Address: **PO BOX 40195 SOUTH PADRE ISLAND TX, USA 78597**

Director 3: **MARTHA ELENA GARZA DE PAEZ**

Title: **Director**

Address: **PO BOX 40195 SOUTH PADRE ISLAND TX, USA 78597**

Article 4 - Organization Structure

A. The corporation will have members.

or

B. The corporation will not have members.

Article 5 - Purpose

The corporation is organized for the following purpose or purposes:

Specifically and primarily to provide an organization consisting of the owners of that certain condominium project located at 6700 Padre Blvd., South Padre Island, Cameron County, Texas, known as LAS VELAS CONDOMINIUMS (the "Project"),

which is more particularly described in the Condominium Declaration (the "Declaration") recorded in the Official Records of Cameron County, Texas, to provide for the management, maintenance, preservation and architectural control of the Project.

Generally: (i) to promote the health, safety and welfare of the owners of the Project; (ii) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association, as set forth in the Declaration and Bylaws of said Association; (iii) to fix, levy, collect and enforce payment of any charges or assessments as set forth in the Declaration and to pay all expenses in connection with such charges or assessments, all office expenses, and all other expenses incidental 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; and (iv) to have and to exercise any and all powers, rights and privileges that a corporation organized under the Texas Non-Profit Corporation Act by law may now or at a later time have or exercise.

Notwithstanding any of the above statements or purposes, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer are set forth below.

DENNIS SANCHEZ 3505 BOCA CHICA BLVD. STE 100, BROWNSVILLE, TEXAS 78521

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

DENNIS SANCHEZ

Signature of organizer.

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