

**Form 202**

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



**Certificate of Formation  
Nonprofit Corporation**

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Secretary of State of Texas  
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**Article 1 - Corporate Name**

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

**LAS MARINAS OWNERS ASSOCIATION, INC.**

The name must not be the same as, deceptively similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for the "name availability" is recommended.

**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:

**6410 PADRE BLVD.  
(PO BOX 40195) SOUTH PADRE ISLAND TX 78597**

**Article 3 - Management (Complete items A or B)**

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: **MARTHA ELENA GARZA DE PAEZ**

Title: **Director**

Address: **4212 GULF BLVD. UNIT 10-SOUTH (PO BOX 40195) SOUTH PADRE ISLAND TX, USA 78597**

Director 2: **ADRIAN PAEZ MARTINEZ**

Title: **Director**

Address: **4212 GULF BLVD. UNIT 10-SOUTH (PO BOX 40195) SOUTH PADRE ISLAND TX, USA 78597**

Director 3: **PABLO PAEZ GARZA**

Title: **Director**

Address: **4212 GULF BLVD. UNIT 10-SOUTH (PO BOX 40195) SOUTH PADRE ISLAND TX, USA 78597**

**Article 4 - Organization Structure  
(You must select either A or B below)**

A. The corporation will have members.

B. The corporation will not have members.

**Article 5 - Purpose**

The corporation is organized for the following purpose or purposes:

**(a) Specifically and primarily to provide an organization consisting of the owners of that certain Condominium Project located at 5909 Padre Blvd., South Padre Island, Texas 78597, known as LAS MARINAS CONDOMINIUMS, and more particularly described in the Declaration of LAS MARINAS CONDOMINIUMS recorded**

in the Official Records of the County Clerk of Cameron County, State of Texas, (the "Condominium Project") to provide for the management, maintenance, preservation, and architectural control of the Condominium Project.

**(b) Generally:**

**(i) To promote the health, safety, and welfare of the owners of the Condominium 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 (the "Declaration" and "Bylaws," respectively).**

**(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.**

**(iv) To acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, to dedicate for public use, or otherwise to dispose of real or personal property in connection with the affairs of the Association.**

**(v) To borrow money, to mortgage, to pledge, to deed in trust, or to hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred.**

**(vi) 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.**

**(vii) To act in the capacity of principal, agent, joint venturer, partner, or otherwise.**

**(c) Notwithstanding any of the above statements of 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 TX 78521**

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

**DENNIS SANCHEZ**

Signature of organizer.

**FILING OFFICE COPY**