

# **ARTICLES OF INCORPORATION & FORMATION OF VINTAGE OAKS COMMUNITY ASSOCIATION, INC.**

## **ARTICLE ONE**

The name of the corporation is VINTAGE OAKS COMMUNITY ASSOCIATION, INC.

## **ARTICLE TWO**

The corporation is a non-profit corporation.

## **ARTICLE THREE**

The period of its duration is perpetual.

## **ARTICLE FOUR**

The purpose or purposes for which the corporation is organized is the transaction of any and all lawful business or a residential homeowners association.

## **ARTICLE FIVE**

The street address of its original registered office is 17968 FM 2493, Unit 2, Flint, TX 75762 and the name of its initial registered agent at such address is SouthPoint Property Management, Inc.

## **ARTICLE SIX**

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

**William Hunt**

17044 FM 2493

Flint, TX 75762

**Amanda Hunt**

17044 FM 2493

Flint, TX 75762

**Bradley Bodle**

17044 FM 2493

Flint, TX 75762

## ARTICLE SEVEN

The name and address of the incorporator is:

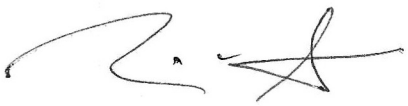
William Hunt  
17044 FM 2493  
Flint, TX 75762

## CERTIFICATION & ACKNOWLEDGMENT

In witness whereof, this certificate of formation has been executed on 29<sup>th</sup> day of October, 2025  
by the undersigned, and the undersigned sole organizer.

SIGNED this 29<sup>th</sup> day of October, 2025.

By:

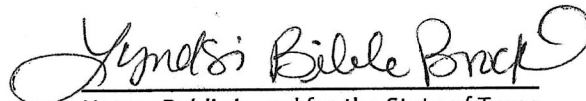
  
William Hunt, President

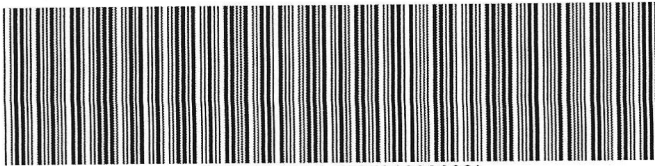
STATE OF TEXAS       §

COUNTY OF SMITH     §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared William Hunt, President of VINTAGE OAKS COMMUNITY ASSOCIATION, INC., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29<sup>th</sup> day of October, 2025.

  
Notary Public in and for the State of Texas



\*VG-12-2025-202501033600\*

Smith County  
Karen Phillips  
Smith County Clerk

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Document Number: 202501033600

Real Property Recordings  
ARTICLES

Recorded On: November 07, 2025 03:22 PM

Number of Pages: 3

Billable Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202501033600

Receipt Number: 20251107000165

Recorded Date/Time: November 07, 2025 03:22 PM

User: Karen L



STATE OF TEXAS  
Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips  
Smith County Clerk  
Smith County, TX