

**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 29th day of October, 2025 by the undersigned, and the undersigned sole organizer.

SIGNED this 29th day of October, 2025.

By:

William Hunt, President

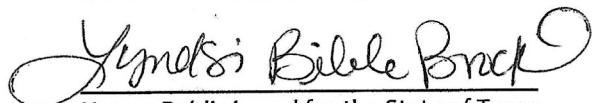


STATE OF TEXAS §

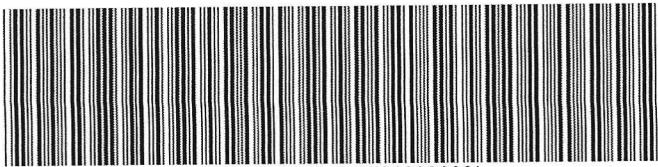
COUNTY OF SMITH §

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 29th day of October, 2025.



Notary Public in and for the State of Texas



VG-12-2025-202501033600

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202501033600

Real Property Recordings
ARTICLES

Recorded On: November 07, 2025 03:22 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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

