

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
VILLAS AT SUMMIT CROSSING HOA, INC.**

THE STATE OF TEXAS     §

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COUNTY OF BRAZOS     §

The undersigned, being all the members of the Board of Directors of VILLAS AT SUMMIT CROSSING HOA, INC., a Texas nonprofit corporation ("this Corporation"), hereby waive any and all notice and requirements for the holding of a meeting of the directors and take the following actions and adopt the following resolutions by signing this written consent:

WHEREAS, there has been submitted to and discussed by the Board of Directors of this Corporation a Plan of Merger providing for the merger of this corporation ("this Corporation") with SUMMIT CROSSING OWNERS ASSOCIATION, INC., a Texas nonprofit corporation ("Summit Crossing"), with Summit Crossing being the surviving corporation; and

WHEREAS, this board of directors deems it to be in the best interests of this Corporation that this Corporation be merged with and into Summit Crossing; it is

RESOLVED, that the terms and conditions of the Plan of Merger submitted to this meeting are approved and adopted, and that this Corporation merge pursuant to the terms of such plan.

FURTHER RESOLVED, that the President and Secretary of this Corporation are hereby authorized and directed to execute and deliver to Summit Crossing, in the name of this Corporation, the Plan of Merger submitted to this meeting, a copy of which is attached hereto as Exhibit "A", and incorporated herein by reference.


FURTHER RESOLVED, that the officers of this Corporation be, and each of them individually is hereby, authorized and directed to prepare and execute officers' certificates as required by the laws of the State of Texas, and to execute all documents and in general to take all necessary and proper action to carry out the purposes of these resolutions.

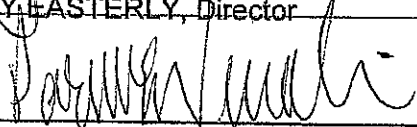
This written consent may be executed in multiple counterparts, each of which shall be considered an original, and all of which together shall be deemed one instrument.

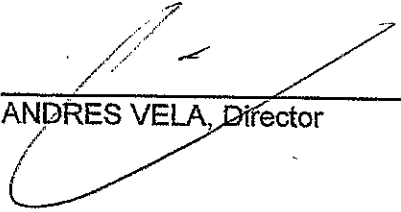
The undersigned direct the Secretary of the Corporation to file an executed copy of this consent, including multiple counterparts, with the minutes of the proceedings of the Board of Directors.

{signature page to follow}

IN WITNESS WHEREOF, the undersigned directors have duly executed this consent as of

  
\_\_\_\_\_  
JIMMY EASTERLY, Director

  
\_\_\_\_\_  
PARVIZ VESSALI, Director

  
\_\_\_\_\_  
ANDRES VELA, Director

**PLAN OF MERGER**

**OF**

**VILLAS AT SUMMIT CROSSING HOA, INC.,  
a Texas nonprofit corporation**

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**AND**

**SUMMIT CROSSING OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

**INTO**

**SUMMIT CROSSING OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

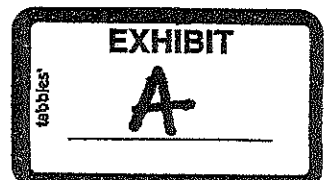
This plan of merger (this "Plan") is made by and between VILLAS AT SUMMIT CROSSING HOA, INC., a Texas nonprofit corporation (the "Villas") and SUMMIT CROSSING OWNERS ASSOCIATION, INC., a Texas nonprofit corporation ("Summit Crossing"), collectively referred to herein as the "Associations", pursuant to Sections 10.002, 22.251 and 22.253 of the Texas Business Organizations Code ("the Code").

**RECITALS**

- A. The Villas is a nonprofit corporation duly organized and existing under the laws of the State of Texas.
- B. The Board of Directors of the Villas has determined that it is in the best interest of the Villas to be merged into Summit Crossing on the terms and conditions set forth in this Plan and has approved this Plan by the affirmative vote of the majority of directors in office, as required by Sections 22.251(b) and 22.164(b)(3) of the Code.
- C. Summit Crossing is a nonprofit corporation duly organized and existing under the laws of the State of Texas.
- D. The Board of Directors of Summit Crossing has determined that it is in the best interest of Summit Crossing to be merged with the Villas on the terms and conditions set forth in this Plan and will submit this Plan to a vote of the members at a meeting called for such a purpose, as required by Sections 22.251(d) and 22.164(b)(1) of the Code.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the Parties agree that the Villas will be merged into Summit Crossing, which shall continue its corporate existence on the terms and conditions set forth herein.



- (c) Summit Crossing assumes and agrees to perform all of the obligations of the Villas under the Villas Restrictions and shall succeed to all of the power and authority of the Association under the Villas Restrictions.
- (d) The Villas assigns to Summit Crossing all of the Villas' rights and obligations under the Villas Restrictions.
- (e) Summit Crossing shall jointly administer the Summit Crossing Property and the Villas Property, subject to the terms and provisions of the Summit Crossing Restrictions, the Villas Restrictions, and this Plan.
- (f) Regular assessments levied from time to time by Summit Crossing from and after the Merger Date shall be apportioned equally to each lot in the Summit Crossing Property and the Villas Property.
- (g) Each lot in the Summit Crossing Property and each lot in the Villas Property shall have equal voting rights in Summit Crossing.
- (h) Any matters affecting only the Villas Property, for which approval of the owners of lots in the Villas Property is required, shall be approved by the owners of lots in the Villas Property only. Owners of lots in Summit Crossing shall not be included in determining the requisite amount of votes.
- (i) Any matters affecting only the Summit Crossing Property, for which approval of the owners of lots in the Summit Crossing Property is required, shall be approved by the owners of lots in the Summit Crossing Property only. Owners of lots in the Villas shall not be included in determining the requisite amount of votes.
- (j) The current Board of Directors and officers of Summit Crossing shall continue to serve in accordance with the Bylaws of Summit Crossing.

ARTICLE 5.  
Effect of Restrictions.

Effective as of the Merger Date:

- (a) The provisions of the Villas Restrictions shall remain in full force and effect against the Villas Property.
- (b) The provisions of the Summit Crossing Restrictions shall remain in full force and effect against the Summit Crossing Property.

ARTICLE 6.  
Property, Liabilities and Obligations of the Villas.

Effective as of the Merger Date:

- (a) All rights, title and interests to all real estate and each other property owned by the Villas

IN WITNESS WHEREOF, Summit Crossing and the Villas have caused this Plan to be executed by duly authorized officers pursuant to authorization contained in a resolution adopted by its respective Board of Directors approving this Plan.

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SUMMIT CROSSING OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: \_\_\_\_\_  
\_\_\_\_\_, President

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

VILLAS AT SUMMIT CROSSING HOA, INC., a  
Texas nonprofit corporation

By: Brian Simpson  
BRIAN SIMPSON, President

By: Jennifer Pope  
JENNIFER POPE, Secretary

**Form 624—General Information  
(Certificate of Merger for Nonprofit Corporations)**

**The attached form is designed to meet minimal statutory filing requirements pursuant to the relevant code provisions. This form and the information provided are not substitutes for the advice and services of an attorney and tax specialist.**

**Commentary**

This certificate of merger is to be used to effect a merger, as defined by section 1.002(55)(B) of the Texas Business Organizations Code (BOC), of nonprofit corporations.

The certificate of merger is required to be filed with the secretary of state if any domestic entity that is a party to the merger is a filing entity, or if any domestic entity to be created under the plan of merger is a filing entity. A domestic filing entity may effect a merger by complying with the applicable provisions of chapter 10 of the BOC, as well as the title and chapter applicable to the domestic entity. To effect the merger, the domestic entity must set forth a plan of merger that is approved in the manner prescribed by the BOC. A domestic entity may not merge if a member of that entity that is a party to the merger will, as a result of the merger, become subject to owner liability, without that member's consent, for liability or other obligation of any other person.

*Limitations on Mergers Involving Nonprofit Corporations:* Section 10.010 limits the authority of a nonprofit corporation to merge. The limitations are as follows:

- A domestic nonprofit corporation may not merge into another entity if the domestic nonprofit corporation would, because of the merger, lose or impair its charitable status.
- One or more domestic or foreign for-profit entities or non-code organizations may merge into one or more domestic nonprofit corporations that continue as the surviving entity or entities.
- A domestic nonprofit corporation may not merge with a foreign for-profit entity if the domestic nonprofit corporation does not continue as the surviving entity.
- One or more domestic nonprofit corporations and non-code organizations may merge into one or more foreign nonprofit entities that continue as the surviving entity or entities.

*This form should be used when all of the entities that are parties to the merger or are to be created by the merger are nonprofit corporations. Please consult an attorney for assistance with a merger involving for-profit entities and non-code organizations other than foreign nonprofit corporations.*

*Formation Documents of New Domestic Nonprofit Corporation:* If a Texas nonprofit corporation is being created pursuant to the plan of merger, the certificate of formation of the nonprofit corporation must be filed with the certificate of merger. Pursuant to section 3.005 of the BOC, the certificate of formation of a domestic nonprofit corporation that is to be created by the plan of merger must contain the statement that the domestic nonprofit corporation is being formed under a plan of merger. The formation and existence of a domestic nonprofit corporation created pursuant to a plan of merger takes effect and commences on the effectiveness of the merger (BOC § 3.006).

**Instructions for Form**

- **Parties to the Merger:** The certificate of merger must state the name, organizational form, and jurisdiction of formation for each party to the merger. If the name of a merging nonprofit corporation is to be changed pursuant to the plan of merger, state the current name, indicate that the name is to be changed, and state the name as amended. It is recommended that the file number

assigned by the secretary of state to each domestic or foreign nonprofit corporation that is a party to the merger be provided to facilitate processing of the document. ***It is required that you indicate whether a party to the merger is to survive the merger.***

- **Plan of Merger:** Unless the parties to the merger opt to complete the Alternative Statements section of this form, a plan of merger conforming to the requirements of section 10.002 of the BOC must be attached to the certificate of merger. If more than one organization is to survive the merger, the plan of merger also must include the information required under section 10.003 of the BOC.
- **Alternative Statements in Lieu of Plan:** As an alternative to attaching the complete plan of merger, the parties to the merger may opt to certify and complete the statements contained in the Alternative Statements section of the form (items 1-4).

*Items 3A-3D—Amendments:* A plan of merger may include amendments to, restatements of, or amended and restatements of the certificate of formation of any surviving organization. If a filing entity is to survive the merger, the alternative statements **must** include a statement that: (A) no amendments or changes to the certificate of formation of any filing entity are to be effected by the merger; (B) no amendments or changes to the certificate of formation of a filing entity are being effected by the merger or by the restated certificate of formation attached to the certificate of merger; (C) the plan of merger amended and restated the certificate of formation of a surviving filing entity as set forth in the attached restated certificate of formation containing amendments; or (D) identifies the amendments to be effected to the certificate of formation of a surviving filing entity.

Option 3A is the default selection unless the plan of merger amends, restates, or amends and restates the certificate of formation of a surviving filing entity. If option B is selected, attach the restated certificate of formation without further amendments of the filing entity as an exhibit to the certificate of merger. If C is selected, attach the restated certificate of formation containing further amendments to the certificate of merger. If D is selected, state the amendments or changes in the text area provided on the form. If the space provided is insufficient, the amendments may be provided as an exhibit to the certificate of merger.

- *Item 4: Nonprofit Corporations Created by Merger:* Section 10.151(b) of the BOC requires the identification of each domestic or foreign nonprofit corporation that is to be created by the plan of merger. The identification must include: the legal name of the nonprofit corporation, which must include an appropriate organizational designation (if applicable); the name of the jurisdiction in which each new nonprofit corporation is to be incorporated; a description of the organizational form of each new organization; and the principal place of business of each new corporation. In addition, the certificate of merger must state that the certificate of formation of each new domestic nonprofit corporation is being filed with the certificate of merger.

This form provides space for identifying up to three new nonprofit corporations. Should the space provided be insufficient, provide the additional information in the format specified as an attachment or exhibit.

- **Approval of the Plan of Merger:** The certificate of merger must include a statement that the plan of merger has been approved by each organization that is a party to the merger as required by the laws of its jurisdiction of formation and its governing documents.

Sections 22.251 and 22.253 of the BOC set forth the procedures and requirements for approval of the plan of merger by a Texas nonprofit corporation. Unless otherwise provided by its certificate of formation, the vote required for approval of a plan of merger is as follows:

- If the nonprofit corporation that is a party to the merger has no members or no members with voting rights, the plan of merger must be approved by the affirmative vote of the majority of directors in office (BOC § 22.164(b)(3)).
  - If management of the affairs of the nonprofit corporation is vested in its members, the members must approve the plan of merger by at least two-thirds of the votes of members present at the meeting at which the action is submitted for a vote (BOC § 22.164(b)(2)).
  - If the corporation that is a party to the merger has members with voting rights, the board of directors must adopt a resolution approving the merger and directing that the plan be submitted to a vote of the members having voting rights. The members must approve the plan of merger by the vote of at least two-thirds of the votes that members present in person or by proxy are entitled to cast at the meeting at which the action is submitted for vote (BOC § 22.164(b)(1)).
- **Tax Certificate:** The secretary of state may not accept a certificate of merger for filing if the required franchise taxes have not been paid (BOC § 10.156). The certificate of merger must be accompanied by a certificate of account status from the Texas Comptroller of Public Accounts indicating that all taxes under title 2 of the Tax Code have been paid and that the non-surviving party to the merger may legally end its existence in Texas. Please note that the Comptroller issues many different types of certificates of account status. You need to attach form #05-305, which is issued by the Comptroller of Public Accounts, for each non-surviving party to the merger. *Do not attach a print-out of the entity's franchise tax account status obtained from the Comptroller's web site as this does not meet statutory requirements.*

Requests for certificates or questions on tax status should be directed to the Tax Assistance Section, Comptroller of Public Accounts, Austin, Texas 78774-0100; (512) 463-4600 or toll-free (800) 252-1381. You also may contact [tax.help@cpa.state.tx.us](mailto:tax.help@cpa.state.tx.us).

**Alternative:** In lieu of the tax certificate, the certificate of merger may provide that one or more of the surviving, new, or acquiring organizations is liable for the payment of the required franchise taxes.

- **Effectiveness of Filing:** A certificate of merger becomes effective when accepted and filed by the secretary of state (option A). However, pursuant to sections 4.052 and 4.053 of the BOC the effectiveness of the instrument may be delayed to a date not more than ninety (90) days from the date the instrument is signed (option B). The effectiveness of the instrument also may be delayed on the occurrence of a future event or fact, other than the passage of time (option C). If option C is selected, you must state the manner in which the event or fact will cause the instrument to take effect and the date of the 90<sup>th</sup> day after the date the instrument is signed. In order for the certificate to take effect under option C, the entity must, within ninety (90) days of the filing of the certificate, file a statement with the secretary of state regarding the event or fact pursuant to section 4.055 of the BOC.

On the filing of a document with a delayed effective date or condition, the computer records of the secretary of state will be changed to show the filing of the document, the date of the filing, and the future date on which the document will be effective or evidence that the effectiveness was conditioned on the occurrence of a future event or fact. In addition, at the time of such filing, the status of a non-surviving domestic filing entity will be shown as “merged” and the status of any new domestic filing entity created by the merger will be shown as “in existence” on the records of the secretary of state.



- **Execution:** Each domestic and foreign nonprofit corporation that is a party to the merger must sign the certificate of merger. Pursuant to section 4.001 of the BOC, the certificate of merger must be signed by a person authorized by the BOC to act on behalf of the *merging* entity in regard to the filing instrument. Generally, a governing person or managerial official of the entity signs a filing instrument.

In the case of a domestic nonprofit corporation, an authorized officer should sign the certificate of merger (BOC § 20.001).

The certificate of merger need not be notarized. However, before signing, please read the statements on this form carefully. *A person commits an offense under section 4.008 of the BOC if the person signs or directs the filing of a filing instrument the person knows is materially false with the intent that the instrument be delivered to the secretary of state for filing. The offense is a Class A misdemeanor unless the person's intent is to harm or defraud another, in which case the offense is a state jail felony.*

- **Payment and Delivery Instructions:** The filing fee for a certificate of merger of nonprofit corporations is **\$50, plus the fee imposed for filing a certificate of formation for each newly created domestic nonprofit corporation.**

Fees may be paid by personal checks, money orders, LegalEase debit cards, or American Express, Discover, MasterCard, and Visa credit cards. Checks or money orders must be payable through a U.S. bank or financial institution and made payable to the secretary of state. Fees paid by credit card are subject to a statutorily authorized convenience fee of 2.7 percent of the total fees.

Submit the completed form in duplicate along with the filing fee. The form may be mailed to P.O. Box 13697, Austin, Texas 78711-3697; faxed to (512) 463-5709; or delivered to the James Earl Rudder Office Building, 1019 Brazos, Austin, Texas 78701. If a document is transmitted by fax, credit card information must accompany the transmission (Form 807). On filing the document, the secretary of state will return the appropriate evidence of filing to the submitter together with a file-stamped copy of the document, if a duplicate copy was provided as instructed.

Revised 12/15

**Form 624  
(Revised 12/15)**

Return in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512 463-5709

**Filing Fee: see instructions**



This space reserved for office use.

**Certificate of Merger  
for Nonprofit Corporations**

**Parties to the Merger**

Pursuant to chapter 10 and Title 2 of the Texas Business Organizations Code, the undersigned parties submit this certificate of merger.

The name, organizational form, state of incorporation, and file number, if any, issued by the secretary of state for each organization that is a party to the merger are as follows:

**Party 1**

VILLAS AT SUMMIT CROSSING HOA, INC.

*Name of Organization*

The organization is a nonprofit corporation. It is organized under the laws of:

TX USA The file number, if any, is 801400153

*State*

*Country*

*Texas Secretary of State file number*

Its principal place of business is 809 University Dr. E., Ste. 101B College Station TX

*Address*

*City*

*State*

The organization will survive the merger.  The organization will not survive the merger.

The plan of merger amends the name of the organization. The new name is set forth below.

*Name as Amended*

**Party 2**

SUMMIT CROSSING OWNERS ASSOCIATION, INC.

*Name of Organization*

The organization is a nonprofit corporation. It is organized under the laws of:

TX USA The file number, if any, is 802154367

*State*

*Country*

*Texas Secretary of State file number*

Its principal place of business is 1289 N. Harvey Mitchell Pkwy. Bryan TX

*Address*

*City*

*State*

The organization will survive the merger.  The organization will not survive the merger.

The plan of merger amends the name of the organization. The new name is set forth below.

*Name as Amended*

**Party 3**

*Name of Organization*

The organization is a nonprofit corporation. It is organized under the laws of:

The file number, if any, is \_\_\_\_\_  
State Country Texas Secretary of State file number  
Its principal place of business is \_\_\_\_\_  
Address City State

- The organization will survive the merger.       The organization will not survive the merger.  
 The plan of merger amends the name of the organization. The new name is set forth below.

\_\_\_\_\_  
Name as Amended

## Plan of Merger

- The plan of merger is attached.

*If the plan of merger is not attached, the following statements must be completed.*

### Alternative Statements

In lieu of providing the plan of merger, each domestic nonprofit corporation certifies that:

1. A plan of merger is on file at the principal place of business of each surviving, acquiring, or new domestic or foreign nonprofit corporation that is named in this form as a party to the merger or an organization created by the merger.

2. On written request, a copy of the plan of merger will be furnished without cost by each surviving, acquiring, or new domestic or foreign nonprofit corporation to any member of any domestic nonprofit corporation that is a party to or created by the plan of merger and, if the certificate of merger identifies multiple surviving domestic nonprofit corporations or non-code organizations, to any creditor or obligee of the parties to the merger at the time of the merger if a liability or obligation is then outstanding.

*Item 3A is the default selection. If the merger effected an amendment to, a restatement of, or an amendment and restatement of the certificate of formation of a surviving filing entity, you must select and complete one of the options shown below. Options 3B and 3C require the submission of the described attachment.*

3A. No amendments to the certificate of formation of any surviving nonprofit corporation that is a party to the merger are effected by the merger.

3B.  No amendments to the certificate of formation of any surviving nonprofit corporation are being effected by the merger or by the restated certificate of formation of the surviving nonprofit corporation named in the attached restated certificate of formation.

3C.  The plan of merger effected an amendment and restatement of the certificate of formation of a surviving nonprofit corporation. The amendments being made and the name of the surviving entity restating its certificate of formation are set forth in the attached restated certificate of formation containing amendments.

3D.  The plan of merger effected amendments or changes to the following surviving nonprofit corporation's certificate of formation.

\_\_\_\_\_  
Name of filing entity effecting amendments

Amendment Text Area

**4. Organizations Created by Merger**

The name, jurisdiction of organization, principal place of business address, and entity description of each domestic or foreign nonprofit corporation to be created pursuant to the plan of merger are set forth below. The certificate of formation of each new domestic nonprofit corporation to be created is being filed with this certificate of merger.

<i>Name of New Organization 1</i>	<i>Jurisdiction</i>	<i>Entity Type (See instructions)</i>
<i>Principal Place of Business Address</i>	<i>City</i>	<i>State Zip Code</i>
<i>Name of New Organization 2</i>	<i>Jurisdiction</i>	<i>Entity Type (See instructions)</i>
<i>Principal Place of Business Address</i>	<i>City</i>	<i>State Zip Code</i>
<i>Name of New Organization 3</i>	<i>Jurisdiction</i>	<i>Entity Type (See instructions)</i>
<i>Principal Place of Business Address</i>	<i>City</i>	<i>State Zip</i>

**Approval of the Plan of Merger**

The plan of merger has been approved as required by the laws of the jurisdiction of formation of each organization that is a party to the merger and by the governing documents of those organizations.

The approval of the members of \_\_\_\_\_  
*Name of domestic nonprofit corporation*  
was not required by the provisions of the BOC.

**Effectiveness of Filing** (Select either A, B, or C.)

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

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

C.  This document takes effect on the occurrence of the future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

Text Area

**Tax Certificate**

- Attached hereto is a certificate from the comptroller of public accounts that all taxes under title 2, Tax Code, have been paid by the non-surviving filing entity.
- In lieu of providing the tax certificate, one or more of the surviving, acquiring or newly created organizations will be liable for the payment of the required franchise taxes.

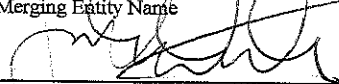
**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument. The undersigned certifies that the statements contained herein are true and correct, and that the person signing is authorized under the provisions of the Business Organizations Code, or other law applicable to and governing the merging entity, to execute the filing instrument.

Date: \_\_\_\_\_

Villas at Summit Crossing HOA, Inc.

Merging Entity Name



Signature and title of authorized person (see instructions)

Jimmy Easterly, President

Printed or typed name of authorized person

Summit Crossing Owners Association, Inc.

Merging Entity Name

Signature and title of authorized person (see instructions)

David W. Scarmardo, President

Printed or typed name of authorized person

\_\_\_\_\_  
Merging Entity Name

\_\_\_\_\_  
Signature and title of authorized person (see instructions)

\_\_\_\_\_  
Printed or typed name of authorized person