

**ARTICLES OF ASSOCIATION
OF
CAPITOL CROSSING WARRIORS TENANTS ASSOCIATION,
A TEXAS NONPROFIT ASSOCIATION**

The undersigned, being three natural persons of lawful age, all of whom reside within the State of Texas, hereby adopt these Articles of Association, effective as of January 10, 2024, for the purpose of organizing a nonprofit association under **Chapter 252 of the Texas Business Organizations Code** at a meeting called for that purpose, and do hereby execute in the following Articles of Association:

**Article One
Name**

The name by which this nonprofit association shall be known is Capitol Crossing Warriors Tenants Association, including any assumed business or professional names it may adopt, and it is referred to below as the **Association**.

**Article Two
Purpose**

The object and purposes of the Association shall be as follows:

- A. The specific and primary purposes for which the Association is formed are to operate exclusively for one or more exempt purposes as described in **§ 501(c)(3) of the Internal Revenue Code**, or corresponding provisions of any subsequent federal tax laws, by the distribution of funds for such purposes, and particularly for:
- a. Tenant Advocacy: Providing support and advocacy for tenants' rights and housing-related issues;
 - b. Community Development: Promoting community development and improvement initiatives within the tenant community;
 - c. Education and Outreach: Offering educational programs and outreach efforts to inform tenants about their rights and responsibilities;
 - d. Legal Assistance: Providing legal assistance or resources to tenants facing housing-related legal issues;
 - e. Health and Wellness: Promoting health and wellness initiatives for tenants, such as access to healthcare services or wellness programs;
 - f. Cultural and Recreational Activities: Organizing cultural or recreational activities to enhance the quality of life for tenants;
 - g. Emergency Relief: Providing emergency relief and assistance to tenants in times of crisis or natural disasters;
 - h. Social Services: Offering social services or referrals to support the well-being of tenants;
 - i. Affordable Housing Advocacy: Advocating for affordable housing policies and initiatives to benefit tenants; and

- j. Other Activities: Engaging in other lawful business, purpose, or activity permitted under the Texas Business Organizations Code in furtherance of its primary and specific purposes that are consistent with and subject to its general purposes.
- B. The general purposes for which the Association is formed are to operate exclusively for one or more exempt purposes as described in **§ 501(c)(3) of the Internal Revenue Code** or corresponding provisions of any subsequent federal tax law, including, for such purposes, the making of distributions to organizations which qualify as tax exempt organizations under the Internal Revenue Code.
- C. The Association shall have and exercise all rights and powers conferred on nonprofit associations generally under Texas Business Organizations Code, provided, however, that the Association is not empowered to engage in any business, purpose, or activity that is not itself in furtherance of its purposes as set forth in **Paragraphs A and B** of this Article, nor is it empowered to engage in any business, purpose, or activity mentioned in **Paragraph D** of this Article or **Paragraph D of Article Three**.
- D. The Association shall not, as a substantial part of its activities, carry on propaganda or otherwise attempt to influence legislation, nor shall it participate or intervene (by publication or distribution of any statements or otherwise) in any political campaign on behalf of any candidate for public office.

Article Three **Property & Dedication**

- A. The property of the Association is irrevocably dedicated to one or more exempt purposes as described in **§ 501(c)(3) of the Internal Revenue Code**, or corresponding provisions of any subsequent federal tax laws.
- B. For the purpose of carrying out its objects and purposes, the Association may acquire, receive, and hold in its own name, by purchase, gift, grant, or bequest, any real or personal property, and may transfer, sell, mortgage, convey, lease, or otherwise use the same, subject to and in accordance with these Articles of Association, the Texas Business Organizations Code, and any bylaws, policies, practices, or rules of the Association subsequently adopted, consistent with the purposes for which the Association is formed.
- C. Revenue shall be from the dues of its members, income from investments, gifts, bequests, and from other sources authorized or subsequently approved by the Association.
- D. No part of the net earnings, properties, or assets of the Association shall inure to the benefit of its members, officers, directors, or trustees, or any private person, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles of Association.
- E. In any taxable year in which the Association is a private foundation as described in **§ 509(a) of the Internal Revenue Code**, the Association:
 - a. shall distribute its income for said period at such time and manner as not to subject it to tax under **§ 4942 of the Internal Revenue Code**;

- b. shall not engage in any act of self-dealing as defined in **§ 4941(d) of the Internal Revenue Code**;
 - c. shall not retain any excess business holdings as defined in **§ 4943(c) of the Internal Revenue Code**;
 - d. shall not make any investments in such manner as to subject the Association to tax under **§ 4944 of the Internal Revenue Code**; and
 - e. shall not make any taxable expenditures as defined in **§ 4945(d) of the Internal Revenue Code**.
- F. Upon the dissolution or winding up of the Association, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be distributed for one or more exempt purposes as described in **§ 501(c)(3) of the Internal Revenue Code**, or corresponding provisions of any subsequent federal tax laws as the Association shall determine or to the federal government, or to a state or local government, for a public purpose.
- G. Any such properties or assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the Association is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Article Four **Membership**

The Association shall have members, reserving the right to determine their number and qualifications, establish different classes of membership with respective rights and obligations, define voting rights and privileges, and set forth the obligations and liabilities, as well as establish the terms of membership.

Article Five **Board of Trustees**

The Board of Trustees, composed of no fewer than three natural persons who are also members of the Association, serves as its governing authority and executes its powers, subject to the purposes stated in these Articles of Association, with the names and addresses of the initial trustees being:

<u>Name</u>	<u>Address</u>
Brittania Shorter	[REDACTED]
Rosalee Stewart	[REDACTED]
Brian Yarbrough	[REDACTED]

Article Six **Bylaws**

The Association is authorized to adopt, amend, restate, or repeal its bylaws, policies, practices, or rules that regulate its affairs and operations, provided such actions are in compliance with these Articles of Association and the Texas Business Organizations Code, and all adopted bylaws, policies, practices, or rules shall be considered an integral part of these Articles of Association and are hereby incorporated by reference.

Article Seven **Miscellaneous**

- A. These Articles of Association supersede and terminate all prior versions, agreements, and understandings, whether oral, written, or implied, except for any policies, practices, or rules previously adopted and that may have been subject to and in accordance with prior versions of the Articles of Association or governing documents and are not inconsistent with this current version.
- B. If any provision or portion of these Articles of Association, bylaws, policies, practices, or rules subsequently adopted is found to be unenforceable or invalid, the remaining provisions and portions shall remain in full force and effect.

Article Eight **Dissolution**

The Association shall dissolve either by a vote of those voting at any meeting of the membership called for that purpose, provided that the notice of the meeting includes the nature of such meeting, or by operation of law.

Article Nine **Amendments**

These Articles of Association may be amended by a vote of those voting at any meeting of the membership called for that purpose, provided that the notice of the meeting includes the nature of the proposed amendment.

Signature

IN WITNESS WHEREOF, the parties have executed these Articles of Association of Capitol Crossing Warriors Tenants Association, a Texas nonprofit association, as of the effective date first written above, which may be in counterparts, all of which together shall constitute one and the same instrument.

MEMBER



Brittania Shorter

MEMBER



Rosalee Stewart

MEMBER



Brian Yarbrough