

ARTICLES OF INCORPORATION
OF
LEMANS VILLAGE HOMEOWNERS'
ASSOCIATION, INC.

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BE IT KNOWN, that on this 17th day of September in the year of Our Lord One Thousand Nine Hundred Seventy-Nine,

BEFORE ME, GEORGE L. GIBBS, a Notary Public duly commissioned and qualified in and for the State and Parish aforesaid,

PERSONALLY CAME AND APPERARED: The person, whose name is hereunto subscribed, of the full age of majority, who declared that availing himself of the provisions of Louisiana R.S. 12:201, et seq. (i.e., the non-profit corporation law of the State of Louisiana), he has united to form and he does by these presents, form and organize himself as well as other such persons who may hereafter join or become associated with him and his successors and assigns, into a corporation pursuant of said law for the objects and purposes and under the covenants, stipulations and agreement of and in accordance with the following Articles of Incorporation, to wit:

ARTICLES I – NAME

The name of this corporation shall be LEMANS VILLAGE HOMEOWNERS' ASSOCIATION, INC. The corporation is a non-profit corporation as defined by Louisiana Revised Statute 12;201, et seq.

ARTICLE II – CORPORATE DURATION

The term of existence of this corporation is perpetual.

ARTICLE III – PURPOSES

The general purpose for which this corporation is formed and the business or objects to be carried on and prompted by it are as follows:

1. To be and constitute the Association in which reference is made in the Declaration of Covenants, Conditions and Restrictions of LEMANS VILLAGE HOMEOWNERS' ASSOCIATION, INC. and any amendments thereto (hereinafter referred to as "Declarations"), to be recorded in the Office of the Registrar of Conveyance of the Parish of Jefferson, State of Louisiana, and to all obligations and duties of the Association in said Declaration recited.
2. To provide an entity for the furtherance of the interest of all of the members, including the Appearer or Declarant named in the Declarations, with the objectives of establishing and maintaining a townhouse ownership project of quality and value and enhancing and protecting its economic value and desirability.

ARTICLE IV – REGISTERED OFFICE

The domicile of this corporation shall be Jefferson Parish, Louisiana, and in the location and post office address of its registered office shall be: 3438 Connecticut Street, Kenner, Louisiana 70062.

ARTICLE V – REGISTERED AGENT

The full name and post office address of the registered agent of this corporation for purposes of service of process shall be as follows:

DONALD C. OSTER, JR.
3438 Connecticut Street
Kenner, Louisiana 70062

ARTICLE VI – DIRECTORS

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

DONALD C. OSTER, JR.
3438 Connecticut Street
Kenner, Louisiana 70062

DONALD C. OSTER
3438 Connecticut Street
Kenner, Louisiana 70062

GEORGE L. GIBBS
3224 North Turnbull Drive
Metairie, Louisiana 70002

Their term of office shall be:

1. ONE HUNDRED TWENTY (120) DAYS after completion of transfer to Owners representing 33% of the votes of all Owners, or
2. TWO (2) YEARS from the date of filing of these Declarations, whichever occurs first. Directors may resign their position at any time prior to these occurrences.

ARTICLE VIII – OFFICERS

The Association’s affairs shall be administered by Officers elected at the first meeting of the Board of Directors following the annual members’ meeting. Such officers shall serve at the pleasure of the Board of Directors.

The officer’s names and addresses are:

DONALD C. OSTER, JR. - President
3234 Connecticut Street
Kenner, Louisiana 70062

DONALD C. OSTER, ST. - Secretary- Treasurer
3234 Connecticut Street
Kenner, Louisiana 70062

The above named officers shall hold office and serve until their successors are designated by the Board of Directors and have qualified or until removed from office.

ARTICLE IX – AMENDMENT

Amendments to these Articles of Incorporation shall be adopted in the manner set forth in the By-Laws; provided, however, that no amendment to these Articles shall be contrary to or inconsistent with the provisions of the Declarations.

ARTICLE X – BY-LAWS

The Board of Directors shall adopt the first By-Laws of the Association. The By-Laws may be amended, changed, repealed in the manner provided by said By-Laws.

ARTICLES – XI – POWERS

In furtherance of its purposes, the corporation shall have all of the powers conferred upon corporations not-for-profit under the laws of the State of Louisiana, including all of the powers necessary or incidental thereto to perform the duties and exercise the rights and powers of the Association under the Declaration which will include, but shall not be limited to, the following:

1. To act as manager of the entire project known as LEMANS VILLAGE HOMEOWNERS' ASSOCIATION, INC., and to perform such duties as it may undertake from time to time in connection therewith; to contract and/or employ personnel for the management or operation of certain functions susceptible to separate management or operation or to perform the services required for the property operation of the project.
2. To be the owner of the Common Area (Lot 53) and to act as manager of same.
3. To collect Common Area Expenses and other assessments in the exercise of its powers and duties.
4. To act on behalf of Owners of Townhouses, although not the duty, in the care, maintenance and repair of Townhouses; to procure insurance coverage on the Common Areas and perform such duties and obligation which may be undertaken by it from time to time in connections with such properties.
5. To enforce, by legal means, the provisions of the Declarations, these Articles, by By-Laws of the Association and the regulations for the use of the entire project.

ARTICLES XII – MEMEBERSHIP

Membership in the Association shall consist in the following:

1. Any person acquiring ownership on a townhouse, other than a mortgage holder by foreclosure or lien claimant, shall automatically become a member of the Association. Upon the sale or transfer of a Townhouse by an Owner, that person's membership shall terminate and shall be automatically

transferred to the purchaser or transferee.

2. The members of the Board of Directors of Declarant or his successors or assigns, as they now or hereafter may be in office; such membership shall terminate when the right of the members of such Board to vote shall no longer be in affect.

ARTICLE XIII – CORPORATE STOCK

This corporation is to be organized on a stock basis. There shall be but one class of membership. Owners of Lots 1 through 52 inclusive shall be issued one share of stock for each lot owned.

ARTICLE XIV – VOTING

Members shall be entitled to one vote for each lot owned but in no event shall the ownership of more than one lot allow more than one vote per lot. Where a lot is owned by more than one Owner, such Owner shall, by written instrument, designate one of such Owners to be the sole voting member. In the absence of such designation, the Board may designate one of such Owners as the sole voting member. However, the exclusive right to vote for the election of members of the Board of Directors or upon any Association matter shall be vested in the Board of Directors of Declarant or his successors or assigns, until.

1. ONE HUNDRED TWENTY (120) days after completion of transfer to Owners representing THIRTY (30%) PERCENT of the votes of all Owners,
or
2. TWO (2) YEARS from the date of filing of these declarations, whichever occurs first.

THUS DONE AND PASSED in my office in Metairie, Louisiana, on the day, month and year first herinabove first written, in the presence of the undersigned witnesses, who hereunto sign their names, with the said appearers, and me, Notary after a reading of the whole.

Donald C. Oster, Jr.

WITNESSES:

NOTARY PUBLIC