

UNITED STATES OF AMERICA  
State of Louisiana

Fox McKeithen

SECRETARY OF STATE

*As Secretary of State, of the State of Louisiana, I do hereby Certify that*  
a copy of the Articles of Incorporation of

PLANTATION ESTATES COMMUNITY ASSOCIATION, INC.

Domiciled at Marrero, Louisiana, Parish of Jefferson,

A corporation organized under the provisions of R.S. 1950,  
Title 12, Chapter 2, as amended,

By Act before a Notary Public in and for the Parish of  
Jefferson, State of Louisiana, on August 2, 1991, the date  
when corporate existence began,

Was filed and recorded in this Office on August 9, 1991, in  
the Record of Non-Profit Corporations Book 343,

And all fees having been paid as required by law, the  
corporation is authorized to transact business in this  
State, subject to the restrictions imposed by law, including  
the provisions of R. S. 1950, Title 12, Chapter 2, as  
amended.

*In testimony whereof, I have hereunto set  
my hand and caused the Seal of my Office  
to be affixed at the City of Baton Rouge on  
August 9, 1991*

*Fox McKeithen*

BB

*Secretary of State*



UNITED STATES OF AMERICA

State of  Louisiana

Fox McKeithen

SECRETARY OF STATE

*As Secretary of State, of the State of Louisiana, I do hereby Certify that the annexed transcript was prepared by and in this office from the record on file, of which purports to be a copy, and that it is full, true and correct.*

*In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,*

AUG 9 1931

*Fox McKeithen*

*Secretary of State*



**ARTICLES OF INCORPORATION**  
**OF**  
**PLANTATION ESTATES COMMUNITY**  
**ASSOCIATION, INC.**

**UNITED STATES OF AMERICA**  
**STATE OF LOUISIANA**  
**PARISH OF JEFFERSON**

BE IT KNOWN, that on this 2<sup>nd</sup> day of August, 1991, before me, the undersigned Notary Public in and for the Parish and State aforesaid, personally came and appeared the several parties of the full age of majority whose signatures are subscribed who declare, in the presence of the undersigned competent witnesses that, availing themselves of the provisions of the Louisiana Nonprofit Corporation law, to-wit, Louisiana R.S. 12:201-12:269 (1950 as amended), they do hereby organize a nonprofit corporation under and in accordance with these articles of incorporation as follows:

**ARTICLE I**

The name of this corporation is Plantation Estates Community Association, Inc.

**ARTICLE II**

This corporation is organized and it shall be operated exclusively as a Community association that qualifies as an exempt organization under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law). The general purposes of this corporation, but not limited to, are as follows:

1. To monitor and enforce the restrictive covenants and building restrictions set forth for each individual property owner.
2. To foster and promote the beauty and quality of the subdivision.
3. Maintain and preserve the common area oak trees.

4. To seek and promote adequate security and safety for the entire subdivision, and promote programs designed to provide such security and safety.
5. Generally to hold and exercise all such incidental powers and privileges as relates to the objects and purposes set forth or as maybe necessary, useful or convenient for the general welfare of the members and owners of property in Plantation Estates Subdivision.

### ARTICLE III

The corporation shall enjoy perpetual corporate existence unless sooner dissolved in accordance with law.

### ARTICLE IV

The location of its registered office is 22 Nottoway Drive, Marrero, Louisiana 70072 and its mailing address is Post Office Box 683, Marrero, Louisiana 70073-0683.

### ARTICLE V

The name and address of its registered agent is as follows:

Richard E. Anderson  
50th Floor, One Shell Square  
New Orleans, Louisiana 70139

### ARTICLE VI

This corporation shall be a nonprofit corporation and shall have no capital stock. It shall be operated and maintained by such membership dues and assessments and endowments as the board of directors shall determine to be necessary or acceptable for the proper functioning of the corporation. Under no circumstances shall any of the net earnings or assets of the corporation inure or be distributed to the benefit of its members, directors, officers, or other private persons, except that the corporation 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 Article Two hereof. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 528 of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

## ARTICLE VII

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such corporation or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the Parish of Jefferson, exclusively for such purposes or to such organization, as said Court shall determine, which are organized and operated exclusively for such purposes.

Membership in the corporation shall be founded on property ownership. The owner of a single dwelling house with a postal street address within the Plantation Estates Subdivision without regard to the number of lots upon which the residence is situated or to any ancillary structures shall be eligible for a membership. The owner of an unimproved lot within the bounds of the Plantation Estates Subdivision shall be eligible for a membership. The Plantation Estates Subdivision is more particularly described as set forth in Exhibit A attached hereto and made a part hereof.

The enfranchised members of the corporation shall consist of the members who have subscribed to the corporation and who have paid all current fees, dues and/or assessments of this corporation as assessed by the Board of Directors, which membership shall be evidenced by a receipt of the fees and dues aforesaid. For purposes of the election of directors, the Subdivision shall be divided into no less than seven (7) districts (Director Districts). The Director Districts shall be as set forth in the By-laws of this corporation. In all matters requiring a vote, each enfranchised member shall have one vote, and as to other matters, all members shall have equal rights and privileges.

## ARTICLE VIII

The amount of levy and the method of collection of fees, dues and/or assessments shall be fixed by the Board of Directors from time to time subject to the limitations as set forth in the By-laws. Membership shall be cancelled for failure to maintain ownership of a home or lot in Plantation Estates Subdivision or for failure to pay fees, dues, and/or assessments after reasonable notice from the Board of Directors.

## ARTICLE IX

A member may vote personally or by proxy appointed in writing.

## ARTICLE X

The powers of this corporation shall be exercised by a Board of Directors which shall consist of no less than nine (9) members in good standing of the corporation to be elected or chosen as follows:

- (a) There shall be no less than two at-large directors chosen from any of the Director Districts by the majority vote of all the members at the annual meeting of the corporation.
- (b) There shall be no less than seven (7) directors elected by the membership of the corporation one each from the Director Districts at the annual meeting of the corporation.
- (c) The Board of Directors shall elect a President, Vice President, Secretary and Treasurer from the Board's membership annually to serve until the next board shall be duly elected as herein provided.
- (d) The first Board of Directors of this corporation shall be those persons stated in Article XIII hereof and as the organizers of this corporation, shall serve until the members elect directors in the manner as provided herein. The first Board of Directors shall, within sixty (60) days of incorporation, call a Special Meeting of members for the purpose of electing the Board of Directors whose terms shall be until the first annual meeting of members, as set out herein. If the annual meeting as provided in Article XI is to be held within one hundred twenty (120) days of incorporation, such Special Meeting may be dispensed with.

## ARTICLE XI

The annual meeting of the voting members of the corporation shall be held on the third (3rd) Tuesday of the month of October, or in the event that date is a legal holiday, on the first (1st) Tuesday thereafter which is not a legal holiday. It shall be the duty of the President, and upon his or her failure or neglect, then of the Secretary or any officer or member, to mail notices at least ten (10) days prior to this annual meeting to all members entitled to be present. Provided, however, that the Board of Directors may by a two-thirds (2/3) vote elect to conduct the business of the association by mail ballot in lieu of any annual meeting. Provided further, however, that if fifty (50%) percent or more of the members of the corporation demand in writing, served on the President of the corporation, that an annual meeting be held, then the President shall take such steps as are necessary to hold an annual meeting not more than forty-five (45) days from the date of the receipt of such notice but not sooner than ten (10) days from such receipt of such notice.

## ARTICLE XII

The Board of Directors shall have the power to make, and adopt the initial By-laws, and the voting members shall have the power to amend or repeal the By-laws to govern this corporation provided they are in accordance with and do not conflict with these articles. Matters pertaining to expenditures of corporate funds in excess of \$2,500.00 must be approved by a two-thirds (2/3) vote of the Board of Directors. An amendment altering these articles may be adopted by two-thirds (2/3) in interest of the voting members, at any annual or special meeting of members the notice of which set forth the proposed amendment or a summary of the change to be made thereby,

## ARTICLE XIII

The names and addresses of the first Board of Directors are as follows:

Christopher J. Young	5201 Westbank Expressway Marrero, Louisiana 70072
Jack Owens	22 Nottoway Drive Marrero, Louisiana 70072
Charlene Enos	25 Asphodel Drive Marrero, Louisiana 70072
Charles Corona, III	3 Melrose Drive Marrero, Louisiana 70072
Renda Elliott	6 Millwood Court Marrero, Louisiana 70072
Ferdie Chiasson	51 Oak Alley Boulevard Marrero, Louisiana 70072
Dennis Antonatos	46 Oak Alley Boulevard Marrero, Louisiana 70072
Don Fernandez	88 Anchorage Drive Marrero, Louisiana 70072
Richard Anderson	71 Oak Alley Boulevard Marrero, Louisiana 70072
Joe Germany	7 Melrose Drive Marrero, Louisiana 70072

The officers and directors of this corporation shall serve until their successors are elected in accordance with the provisions herein.

## ARTICLE XIV

### Limitations of Liability

The Incorporators, officers, and directors of this corporation claim the benefits of the limitation of liability of the provisions of La. R.S. 12:24C (1968, as amended 1987) to the fullest extent allowed by law as fully and completely as though said provisions were recited herein in full.

THUS DONE AND PASSED before me, in Marrero, Louisiana on the day, month and year first above written, in the presence of the undersigned competent witnesses, residing in the Parish of Jefferson, after due reading of the whole.

WITNESSES:

Myra M. [unclear]  
Michael P. [unclear]

INCORPORATORS:

Richard E. Anderson  
[unclear]

[Signature]

NOTARY PUBLIC  
BRUCE J. O'NEAL

Parish of Orleans, State of Louisiana  
My Commission is issued for life.



**EXHIBIT A**

A CERTAIN PIECE OR PORTION OF GROUND, together with all of the rights, ways, appurtenances, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situate, lying and being in the Village of Marrero, Parish of Jefferson, State of Louisiana, in that part thereof known as Bell Plantation, also being a portion of Sections 2 and 35, Township 14 South, Range 23 East, Southeastern Land District of Louisiana, West of the Mississippi River; which piece or portion of ground is designated as "PLANTATION ESTATES" subdivided into:

Lots 1 - 46, 47A, 49A, 50A, 51A, 53A, 54 through and including . 67, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A; 76 through and including 108, Square 1.

Lots 1A, 3A; 4 through and including 16, Square 2.

Lots 1 through and including 34; 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A and 43, Square 3.

Lots 1 through 11; 12A, 13A, 15A, 16, 17A, 18A; 19 through and including 28, Square 4.

Square Five (5), Square Six (6) and Square Seven (7).

Lots 1 through 24, Square 8.

Lots 1 through 22, Square 9.

Lots 1 through 22, Square 10.

Lots 1 through 25, Square 11.

Lots 1, 2, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A; 12 through 22; 23A, 23B, 24A, 24B, 25A, 25B, 26A, 26B, 28A, 29A, 30A, 31C, 32B, 33C, 34A and 35A, Square 12.

Lots 1 through 10, Square 14.

Lots 1 through 20, Square 15.

Lots 1 through 24, Square 16.

Lots 1 through 18, Square 17.

Lots 1 through 38, Square 18.

Lots 1 through 5, Square 19.

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT  
BY DESIGNATED REGISTERED AGENT  
ACT 769 OF 1987

To the State Corporation Department  
 State of Louisiana

STATE OF Louisiana

PARISH/COUNTY OF Cibola

On this 7<sup>th</sup> day of August, 1991, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared Richard E. Anderson, who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of Plantation State Community Association, Inc., which is a Corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.

Richard E. Anderson  
 REGISTERED AGENT

Subscribed and sworn to before me on the day, month, and year first above set forth

Linda Rust  
 NOTARY PUBLIC

NOTE: If the Agent is a Corporation authorized to act as an agent then the affidavit must be executed by an officer of the corporation.