

**Tom Schedler**  
SECRETARY OF STATE

*As Secretary of State of the State of Louisiana, I do hereby Certify that*  
the attached document(s) of

**WOODLAND MANOR HOMEOWNERS ASSOCIATION, INC.**

are true and correct and are filed in the Louisiana Secretary of State's Office.  
Original Filing 04/25/2016 11 pages

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,

April 26, 2016

*Secretary of State*

AP42246827N



Certificate ID: 10704946#N83

To validate this certificate, visit the following  
web site, go to **Business Services**, **Search**  
**for Louisiana Business Filings**, **Validate a**  
**Certificate**, then follow the instructions  
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[www.sos.la.gov](http://www.sos.la.gov)

Tom Schedler  
SECRETARY OF STATE

State of Louisiana  
Secretary of State



COMMERCIAL DIVISION  
225.925.4704

April 26, 2016

Administrative Services  
225.932.5317 Fax  
Corporations  
225.932.5314 Fax  
Uniform Commercial Code  
225.932.5318 Fax

The attached document of WOODLAND MANOR HOMEOWNERS ASSOCIATION, INC. was received and filed on April 25, 2016.

AP 42246827N

**ARTICLES OF INCORPORATION**

**STATE OF LOUISIANA**

**OF**

**WOODLAND MANOR  
HOMEOWNERS ASSOCIATION, INC.**

**PARISH OF LIVINGSTON**

BE IT KNOWN, that on this 19<sup>th</sup> day of April, 2016, before me, the undersigned Notary Public in and for the Parish and State aforesaid, personally came and appeared the person of the full age of majority whose signature is subscribed who declares; in the presence of the undersigned competent witnesses that, availing himself of the provisions of the Louisiana Nonprofit Corporation law, to-wit, Louisiana R.S. 12:201-12:269 (1950 as amended) he does hereby organize a nonprofit corporation under and in accordance with the articles of incorporation as follows:

**ARTICLE I  
NAME**

The name of this corporation is **Woodland Manor Homeowners Association, INC.**

**ARTICLE II  
NON-STOCK AND NON-PROFIT**

- A. This corporation is organized on a non-stock, non-profit basis and is irrevocably dedicated to the general purposes stated in Article IV of these Articles of Incorporation.
- B. No part of the net earnings of the corporation shall inure to the benefit of any member, board member, officer of the corporation or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation in pursuit of one or more of its purposes).

C. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation may not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

D. The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on the undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal tax laws or regulations.

E. The corporation shall not engage in any act of self-dealing as defined in Section 4941 (c) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal laws or regulations.

F. The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986, or corresponding provisions of any subsequent federal laws or regulations.

**ARTICLE III**  
**DOMICILE**

The domicile of this corporation shall be at Denham Springs, Louisiana, and the location and post office address of its registered office shall be: Woodland Manor Homeowners Association, INC., c/o Toby Easterly, 1220 S. Range Avenue, Denham Springs, Louisiana 70726.

**ARTICLE IV**  
**PURPOSE AND POWERS**

This corporation is organized primarily for the following purposes:

- A. Performing all of the duties and obligations imposed on the corporation in that certain Act of Restrictions for Woodland Manor Subdivision, which is on file and of record in the office of the Clerk and Recorder for the Parish of Ascension, and performing all of the duties and obligations imposed on and accepted by the corporation in declarations of covenants and restrictions for other filings of Woodland Manor Subdivision and other subdivisions accepted by the corporation for administration (collectively, "Restrictions");
- B. Providing generally for the ownership, management, and maintenance of the Common Properties covered by Restrictions;
- C. Exercising certain rights and powers and performing certain obligations relating to the individual lots in filings and subdivisions covered by Restrictions together with improvements thereon, including the homes, and as enumerated in Restrictions; and
- D. Except as limited in these Articles, perform any and all acts and things that a non-profit corporation is empowered to do under Louisiana law, which may be necessary, convenient, or desirable in the administration of its affairs.

**ARTICLE V**  
**OFFICERS**

The officers of this corporation shall consist of a President who shall be a member of the Board of Directors, a Secretary and a Treasurer and such other officers, as the directors may elect or appoint. Any two or more offices may be held by the same person, except the Office of President and Secretary. The President, the Secretary, and the Treasurer are to be elected annually by the Board of Directors and shall serve one year or until their successors are duly elected and installed.

**ARTICLE VI**  
**MEMBERSHIP**

The record owner (whether an individual or other legal entity) of a lot in filings and subdivisions covered by Restrictions (excluding Common Properties) shall be a member of the corporation. Ownership shall be established by the recordation in the public records of Livingston Parish, State of Louisiana, of an instrument conveying ownership of a lot in filings and subdivisions covered by Restrictions and the receipt by the corporation of a certified copy thereof. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot in filings and subdivisions covered by Restrictions. When more than one person owns an interest in a lot in filings and subdivisions covered by Restrictions or when a corporate, partnership or other legal entity owns a lot in filings and subdivisions covered by Restrictions, no more than two adults may be designated as authorized to enjoy the full benefits of membership (although each owner shall be a member whether designated as authorized to enjoy full benefits of membership or not).

**ARTICLE VII**  
**VOTING RIGHTS**

One vote in all matters considered by the corporation shall be allocated to each lot in filings and subdivisions covered by Restrictions. When more than one person is the owner of a lot in filings and subdivisions covered by Restrictions, all such persons shall be members of the corporation, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one lot in filings or subdivisions covered by Restrictions. An owner, including the incorporator, owning more than one lot in filings

or subdivisions covered by Restrictions shall be entitled to one vote for each lot owned. In the event of re-subdivision of one or more lots in filings or subdivisions covered by Restrictions, the vote for each original lot as shown on the original recorded final plat shall be attributed to the owner of the re-subdivided lot containing the most square footage of the original lot. In no event shall the number of votes entitled to be cast exceed the number of lots shown on the original recorded final plat of a filing or subdivision covered by Restrictions.

**ARTICLE VIII**  
**MEMBERSHIP MEETINGS**

Annual meetings of the members of the corporation shall be held for the purpose of electing a Board of Directors for the corporation. Other matters which may be considered at such annual meetings and the time and place of such annual meeting shall be determined in accordance with the Bylaws. Special meetings of the corporation may be called in accordance with the Bylaws.

**ARTICLE IX**  
**POWERS AND MANAGEMENT**

The powers and management of the corporation shall be vested in, and exercised by, a Board of Directors. The number of directors shall be set forth in the Bylaws. The time and place for regular or special meetings of the Board of Directors shall be determined in accordance with the Bylaws. Any vacancy occurring among the directors of this corporation by death, resignation or otherwise, shall be filled by election for the unexpired term, at the next regular or special meeting of the Board of Directors.

Failure to elect directors annually shall not dissolve this corporation nor impair its corporate existence or management, but the directors then in office shall remain in office until their successors shall have been duly elected and installed.

A majority of the directors shall constitute a quorum, and a quorum shall be necessary to consider any question that may come before any meeting of the Board of Directors. If a quorum is not present at a duly assembled meeting, a majority of those present may adjourn the meeting from time to time, but may not transact any other business until a quorum is secured. A quorum being present, the affirmative vote of a majority of the directors present shall be necessary to decide any questions.

The Board of Directors shall have the power to make, alter; and annul such Bylaws, rules or regulations for the government of the affairs of this corporation as it may deem proper.

**ARTICLE X**  
**REGISTERED AGENT**

The name and address of the corporation's registered agent is as follows:

**Lee Foster**  
**1220 S. Range Avenue**  
**Denham Springs, Louisiana 70726**

**ARTICLE XI**  
**STOCK CLASSIFICATION**

The corporation is to be organized on a non-stock basis. The subscriber to these Articles of Incorporation ("the incorporator") shall be the first member of this corporation. Other members may join at any time, subsequent to the purchase of a lot or lots in any filing or subdivision covered by Restrictions. The fiscal year of this corporation shall be from the 1st day of January in each year until the 31st day of December in the same year (i.e. the calendar year); and each member shall pay annual dues (in addition to assessments on lots in filings and subdivisions covered by Restrictions as provided for in the declarations affecting such lots), if any, as decided by a vote of the membership for each fiscal year, or inaction thereof, for which each member is a member of



this corporation. Each member of this corporation, upon payment of dues as set for the above, shall be entitled to a Certificate of Membership, signed by the President and Secretary, for the fiscal year for which such dues are paid. If no dues have been authorized by the membership, then the only requirement for membership is the ownership of a lot in a filing or subdivision covered by Restrictions, and receipt of the required certified copy of the act conveying ownership. After a lapse of thirty (30) days after receipt of the required certified copy, payment of any dues, assessments, penalties, fines, or other levies against the purchased lot and a written membership certificate request, a Certificate of Membership shall be made and forwarded to the member. Failure of the member to receive said certificate shall in no way bar the member's active participation in the business of the corporation and it is specifically authorized that the member may vote and take part in the corporation activities thirty (30) days after receipt of the required certified copy evidencing ownership and payment of any dues, assessments, penalties, fines, or other levies against the purchased lot.

**ARTICLE XII**  
**INCORPORATOR**

The name and post office address of the incorporator is as follows:

AMERICA HOMELAND, LLC  
10754 LINKWOOD CT  
BATON ROUGE, LA 70810

**ARTICLE XIII  
BOARD OF DIRECTORS**

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

- |    |   |   |                     |
|----|---|---|---------------------|
| 1. | Saun Sullivan<br>1244 S. Range Avenue,<br>Denham Springs, Louisiana 70726 | - | President           |
| 2. | Lee Foster<br>1244 S. Range Avenue,<br>Denham Springs, Louisiana 70726    | - | Vice President      |
| 3. | Toby Easterly<br>1244 S. Range Avenue,<br>Denham Springs, Louisiana 70726 | - | Secretary-Treasurer |

This Board shall serve until the first annual meeting of the membership of the corporation or until their successors are elected and qualified.

**ARTICLE XIV  
NOTICES TO HOLDERS OF MORTGAGES**

The corporation shall give to each institutional holder of a first mortgage on a lot in a filing or subdivision covered by Restrictions which has made a request therefor, identified by lot and filing number, a thirty-day written notice of intent to (a) abandon or terminate the performance of its duties and obligations under Restrictions which affect the lot for which notice as been requested; (b) materially amend these Articles of Incorporation or the Bylaws of the corporation; or (c) to change from professional management to self management of any property managed by the corporation or vice versa.

**ARTICLE XV  
INDEMNIFICATION**

Each director and each member of the Architectural Control Committee of Woodland Manor Subdivision established by Restrictions (collectively, "the Committee") shall be

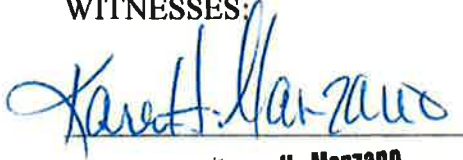
indemnified by the corporation against all liabilities and expenses, including counsel fees, reasonably incurred or imposed on him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been an officer or director of the corporation or a member of the Committee at the time such expenses are incurred, unless the officer or director or member of the Committee is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties. In the case of a settlement, the indemnification provided for herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the corporation's and the Committee's best interests. The above described right of indemnification shall not be exclusive of all other rights to which such officer or director or member of the committee may be entitled but shall be in addition to such other rights.

#### **ARTICLE XVI** **DISSOLUTION**

The corporation may be dissolved with the consent given in writing and signed by not less than three-fourths (3/4) of the members; Upon dissolution of the corporation; other- than as incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to these for which the corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, trust, or other organization to be devoted to such similar purposes.

THUS DONE AND PASSED in Denham Springs, Louisiana, on the 12<sup>th</sup> day of April, 2016, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:



Name: Karen H. Manzano



Name: Cecelia Romeo

AMERICA HOMELAND, LLC.

  
Kevin Nguyen  
Title: Member



NOTARY PUBLIC  
My Commission Expires At My Death

**D. Brian Cohn**  
**LA Bar Roll #28000**

**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 OF LIVINGSTON

On this 19<sup>th</sup> day of April, 2016, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared Lee Foster, 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 Woodland Manor Homeowners Association, INC., which is a corporation authorized to transact business in the State of Louisiana pursuant to the provisions of Title 12, Chapters 1, 2 and 3.

  
\_\_\_\_\_  
Name: Lee Foster  
Title: Registered Agent

SWORN TO AND SUBSCRIBED before me,  
on the day, month and year first above set forth.

  
\_\_\_\_\_  
Name Notary Public: \_\_\_\_\_  
Bar Roll/Notary #: \_\_\_\_\_  
Commission expires: with life

