



**Nancy Landry**  
SECRETARY OF STATE

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

**ROSELAND TRACE HOMEOWNERS ASSOCIATION, INC.**

are true and correct and are filed in the Louisiana Secretary of State's Office.

35122554N ORIGF 8/2/2001 5 page(s)

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,

July 2, 2024

*Nancy Landry*

*Secretary of State*

WEB 35122554N



Certificate ID: 11903446#2NJ62

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

**ARTICLES OF INCORPORATION OF  
ROSELAND TRACE HOMEOWNERS ASSOCIATION, INC.**

**STATE OF LOUISIANA  
PARISH OF WEST BATON ROUGE**

**BEFORE ME**, the undersigned authority, personally appeared:

**JOE F. HOWELL AND JOAN L. SIMPSON**

who declared that availing themselves of the provisions of the Louisiana Nonprofit Corporation law, they do hereby organize a non-profit corporation as defined in Louisiana Revised Statute (1950) 12:20(7) in accordance with the following Articles of Incorporation.

**ARTICLE 1**

The name of the Corporation is:

**ROSELAND TRACE HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE 2**

The Association does not contemplate pecuniary gain or profit. The purpose of the corporation shall be to promote the health, safety and welfare of the owners and residents of said properties within the area of the association (hereinafter called the "Properties") and to do any other things as may be permitted by law, that will promote the common benefit and enjoyment of the owners and residents of the Properties. The activities of the corporation shall be conducted for the aforesaid purposes in such a manner that no part of its net earnings will inure to the benefit of any member, director, officer, or individual. The powers of the corporation shall be all such as are reasonably necessary to the accomplishment of these proposes and shall include all powers, rights, purposes, the Association may gather, receive and disseminate any information deemed helpful to its members and may acquire by purchase, donation, lease or otherwise property, both movable and immovable for any purpose not inconsistent with the purpose of the organization. It is the intent that this corporation qualify as a non-profit organization under the appropriate federal rules and regulations for income tax purposes.

**ARTICLE 3**

This corporation shall exist in perpetuity.

**ARTICLE 4**

This corporation shall be organized without capital stock. Only those persons owning property within the ROSELAND TRACE SUBDIVISION may become a member of this association. Membership shall be appurtenant to and may not be separated from ownership of any Lot or residence owned in Roseland Trace Subdivision. Membership shall terminate on

transfer of a fee simple title by owner or upon any resident moving from Roseland Trace Subdivision where said person is not an owner of property in Roseland Trace Subdivision.

## **ARTICLE 5**

The names and addresses of each incorporator is as follows:

- 1) Joe F. Howell, 4427 Roseland Drive, Port Allen, LA. 70767
- 2) Joan L. Simpson, 123 Rosewood Court, Port Allen, La. 70767

## **ARTICLE 6**

The affairs of the corporation shall be directed by a Board of Directors composed of at least five (5), but not more than seven (7) Directors who must be members of the corporation. The Initial Board of Directors shall consist of the following individuals who shall hold office until the election of their successors at the first annual membership meeting. The names and addresses of the Initial Directors are as follows:

- 1) Joe F. Howell, 4427 Roseland Drive, Port Allen, LA 70767
- 2) Becky F. Landry, 142 Rosewood Court, Port Allen, LA 70767
- 3) Marsha K. Alfred, 4447 Roseland Drive, Port Allen, LA 70767
- 4) Jeannette M. Lavoie, 4404 Roseland Drive, Port Allen, LA 70767
- 5) Joan L. Simpson, 123 Rosewood Court, Port Allen, LA 70767
- 6) Rhona T. Reeves, 4365 Roseland Drive, Port Allen, LA 70767

The Board of Directors shall have the authority to make and alter the by-laws or any other rules and regulations effecting this said corporation that are not inconsistent with those articles of incorporation and are subject to the power of the membership to change or appeal any of the by-laws so made.

## **ARTICLE 7**

In matters of the corporation requiring a vote, the following rules shall apply:

If the lot is owned by two (2) persons, they shall each have one (1) vote. If the lot is owned by (1) person, that person will have two (2) votes. Under no circumstance shall any lot owner(s) have more than two (2) votes for one (1) lot.

Any votes which are cast shall only be valid if the lot owner(s) is in good standing with the corporation and present at the meeting. No member, who is delinquent in his financial obligations to Roseland Trace Homeowners Association, Inc., shall be entitled to vote at the time a particular vote is called for.

#### **ARTICLE 8**

The members shall meet at least once each year. Special meetings of the membership may be called at any time by the board of Directors. All meetings shall be held in West Baton Rouge Parish. Notice of the time and place of the meeting, together with the agenda of the business to be transacted thereat, shall be mailed to each member at least fifteen (15) days in advance of the meeting date. The election of Directors and other business generally transacted at any membership meeting shall require the assent of a majority of the voting power present, in person or by proxy, at the meeting. The approval of the membership to the adoption, amendment or repeal of these Articles of Incorporation or to govern this corporation, shall specifically require the assent of 50% of the voting membership, in person or by proxy, at any meeting at which notice in the manner hereinabove mentioned had been given.

#### **ARTICLE 9**

The location and post office address of the registered office of the corporation is:

182 Roseland Drive, Port Allen, Louisiana 70767.

The registered agent of the corporation shall be:

Rhona T. Reeves  
4365 Roseland Drive  
Port Allen, LA 70767

#### **ARTICLE 10**

Every Director and every officer of the Association shall be indemnified by this corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being a director or officer of this corporation, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance in the performance of his duties; provided, that in the event of a settlement, the indemnification shall apply only when the board of Directors approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights as to which such director or officer may be entitled.

**THUS DONE AND PASSED** this 27<sup>th</sup> day of July, 2001, in the Parish and State aforesaid, in the presence of the undersigned competent witnesses and of me, Notary, after due reading of the whole.

**WITNESSES:**

Judy H. Harmon  
Brigitte Ritchie

Joe Howell  
**JOE F. HOWELL**  
Joan L. Simpson  
**JOAN L. SIMPSON**

NEAL HARMON  
**NEAL HARMON, NOTARY PUBLIC**

# AGENT'S AFFIDAVIT AND ACKNOWLEDGMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf to he above named corporation.

**REGISTERED AGENT:**

Rhona T. Reeves  
**RHONA T. REEVES**

**SWORN TO AND SUBSCRIBED** before me this 27th day of  
July, 1001.

  
**NEAL HARMON, NOTARY PUBLIC**