

Livingston Parish Recording Page

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Received From :
MATTHEW DAILEY
21177 RIVER PINES EXT
SPRINGFIELD, LA 70462

First VENDOR

RIVER PINES PLANTATION PHASE III

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RIVER PINES PLANTATION PHASE III

Index Type : Conveyances
Type of Document : Restrictions
Recording Pages : 3

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Book : 1377 **Page :** 80

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana.

On (Recorded Date) : 02/20/2020

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Jason B. Harris
Deputy Clerk

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STATE OF LOUISIANA
PARISH OF LIVINGSTON

AFFIDAVIT OF ASSOCIATION

BE IT KNOWN THAT, before me, the undersigned Notary Public, on the date indicated below and in the presence of the undersigned competent witnesses, personally came and appeared:

River Pines Plantation Property Owners Association, Inc., a Louisiana nonprofit corporation, represented herein by its President, whose mailing address is P.O. Box 1057, c/o Community Management, Denham Springs, Louisiana 70727 ("Association");

who declared as follows:

1. The Association is the property owners association with respect to those certain twenty-eight (28) residential lots in the subdivision known as River Pines Plantation, Phase III, located in Livingston Parish, Louisiana and as shown on that certain survey entitled "Phase III River Pines Plantation, A Survey and Subdivision Of A Parcel Of Land Located In Sec. 38, T-8-S, R-6-E, Livingston Parish, Louisiana" made by William J. Bodin, Jr. of Bodin and Webb, Inc., dated January 4, 1982, filed with that certain Act of Dedication of River Pines Plantation, Phase III, and recorded in the official records of Livingston Parish, Louisiana at Plat Book 16, Page 464, File No. 212135 ("Property").

2. The Property is subject to those certain Residential Restrictions of River Pines Plantation, Phase III (Headright 38, T8S, R6E, Livingston Parish, State of Louisiana), made by R.P.P. Corp., dated September 21, 1983 and recorded September 23, 1983 in the official records of Livingston Parish, Louisiana at Conveyance Book 408, Page 840, File No. 212134, as amended by that certain Amendment and Supplement to Residential Restrictions of River Pines Plantation, Phase III (Headright 38, T8S, R6E, Livingston Parish, State of Louisiana), recorded in the official records of Livingston Parish, Louisiana at Conveyance Book 893, Page 482, File No. 577788 (collectively, the "Phase III Restrictions").

3. The Association caused to be filed of record that certain document styled River Pines Plantation Subdivision Phases I, II and III, Building Restrictions, dated April 1, 2014 and recorded April 25, 2014 in the official records of Livingston Parish, Louisiana at Conveyance Book 1191, Page 215, File No. 818360 ("2014 Restrictions").

4. The 2014 Restrictions purport to amend and restate the Phase III Restrictions, but the 2014 Restrictions are ineffective with respect to encumbering the Property due to the following deficiencies: (i) the 2014 Restrictions were not properly authorized by the members of the Association; (ii) the 2014 Restrictions do not expressly evidence an intent to amend and restate the prior recorded restrictions encumbering the Property; and (iii) the recorded copy of the 2014 Restrictions is missing pages and does not contain a signature page.

5. Because of the deficiencies described above, the 2014 Restrictions do not



encumber the Property. Notwithstanding the ineffectiveness of the 2014 Restrictions, the Phase III Restrictions remain in full force and effect and currently encumber the Property.

6. In view of the foregoing, the Association does hereby authorize and direct the Clerk of Court and Recorder of Mortgages for the Parish of Livingston, State of Louisiana to make mention of this Affidavit of Association in the margin of his records for the 2014 Restrictions recorded at Conveyance Book 1191, Page 215, File No. 818360, to serve as occasion may require.

THUS DONE AND SIGNED in the Parish of Livingston, State of Louisiana on the 10th day of February, 2020, in the presence of the undersigned competent witnesses and me, Notary Public, after due reading of the whole.

WITNESSES:

Helen Phillips
Name: Helen H. Phillips

Lisa Broyles
Name: LISA Broyles

ASSOCIATION:

River Pines Plantation Property Owners Association, Inc.

By: Melissa Dailey
Melissa Dailey, President

Fred Armand Jr.
Notary Public
Name: Fred Armand Jr.
Bar Roll/Notary #: LP# 3200

