

ARTICLES OF ORGANIZATION OF  
*BRIGHTSIDE QUARTERS CONDOMINIUM ASSOCIATION, LLC*

The undersigned, person(s) over the age of 18, for the purpose of forming a nonprofit limited liability company under Title 12, Corporations and Associations, Chapter 2, Nonprofit Corporation Law, and Chapter 22, Limited Liability Companies, makes, signs, and acknowledges these articles of organization of *BRIGHTSIDE QUARTERS CONDOMINIUM ASSOCIATION, LLC*.

**Article I.**

The name of the Limited Liability Company shall be *BRIGHTSIDE QUARTERS CONDOMINIUM ASSOCIATION, LLC*, hereinafter referred to as the "Association".

**Article II.**

The Association is organized as a non-profit corporation/entity under LSA-R.S. 9:201-275 and the Internal Revenue Code Section 501(c)(3).

**Article III.**

The purpose of the Association is to manage a Condominium Regime consisting of six (6) units and known as Brightside Quarters.

**Article IV.**

Each owner of a Condominium Unit shall share a common ownership interest. Each owner of a Condominium Unit shall share in common expenses.

**Article V.**

Each owner of a Condominium Unit, by virtue of execution of a sale of a unit, shall automatically become a member of the Association.



#### **Article VI.**

The governing documents of the Association, including the declaration, by laws, and rules and regulations, create mutual obligations.

#### **Article VII.**

Assessments and levies shall be levied and collected for the operation of the Association.

#### **Article VIII.**

The powers of the Unit Owner's Association shall be as set forth under La. R.S.

9:1123.102.

#### **Article IX.**

The developer, Pellegrin Property Rentals, L.L.C., is the Declarant and has filed a Declaration pursuant to the Louisiana Condominium Act (La. R.S. 9:1121.101, et seq.).

#### **Article X.**

The Association is a private residential community.

The Condominium Regime consists of six units, namely: A, B, C, D, E & F. Each unit owner is a member of the Association and shall each have one vote.

#### **Article XI.**

The Association shall be governed by a Membership Board of three. In order to serve on the Board, a person must be an owner of a Unit. The developer shall be the manager of the Association until such time as all Units have been sold by developer. Upon completion of sale of all six units, the Members shall meet and elect a Board of Managers consisting of three unit owners.

The membership Board shall be responsible for the day to day management and operation of the Association and shall be further responsible for creating and maintaining an escrow



account to pay for common expenses such as landscaping, insurance, maintenance, repair and replacement to common elements. The Association shall use its best efforts to insure that real estate taxes and assessments of any taxing authority shall be separately assessed to each unit owner for its Unit and its corresponding share in the common elements. If at any time such taxes or assessments shall not be separately assessed to each Unit Owner, but rather, shall be assessed on the Condominium Property as a whole, then each Unit Owner shall pay its proportionate share thereof in accordance with its Share in the Common Elements, and, in such event, such taxes or assessments shall be a common expense; however, each individual owner shall be responsible for real estate taxes.

Each member of the governing Board of Managers shall be held harmless and indemnified for any liability in connection with their duties as Board members pursuant to La. R.S. 12:1315.

#### Article XII.

The physical address and mailing address of the Association is 6096 West Park Avenue, Houma, Louisiana, 70364.

#### Article XIII.

The registered agent for the Association shall be:

Dean P. Pellegrin  
6096 West Park Avenue  
Houma, Louisiana, 70364

#### Article XIV.

It shall be the responsibility of the manager to keep and to maintain all records of the Limited Liability Company as set forth in LSA-R.S. 12:1319.



Article XV.

The written operating agreement and all amendments to it shall be in writing. In the event of a conflict between the Articles of Organization and the Operating Agreement, the Articles of Organization shall govern.

Signed at Houma, Louisiana on the 26<sup>th</sup> day of March, 2008.

PELLEGRIN PROPERTY RENTALS,  
L.L.C.

By:

Dean P. Pellegri  
DEAN P. PELLEGRIN  
Member



ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF TERREBONNE

On the 26<sup>th</sup> day of March, 2008, before me, the undersigned authority, duly commissioned and qualified in and for the state and parish set forth above, and in the presence of the undersigned competent witnesses, personally came and appeared:

PELLEGRIN PROPERTY RENTALS, L.L.C., appearing herein through its duly authorized agent, DEAN P. PELLEGRIN

who, having been duly sworn, declared that he executed the foregoing articles of organization as his free act and deed and for the purposes and considerations set forth in the instrument.

WITNESSES:

Paula D. Scamardo  
PAULA D. SCAMARDO

Rhonda R. Schoonenberg  
Rhonda R. Schoonenberg

PELLEGRIN PROPERTY RENTALS,  
L.L.C.

Dean P. Pellegrin  
By: DEAN P. PELLEGRIN  
Member

John D. Schoonenberg  
JOHN D. SCHOONENBERG (#11819)  
NOTARY PUBLIC  
My Commission is for Life



**INITIAL REPORT OF**  
**BRIGHTSIDE QUARTERS CONDOMINIUM ASSOCIATION, LLC**

Complying with the requirements of the Louisiana Limited Liability Company Law, the undersigned organizer of this company makes this initial report of the company.

- 1.1 The location and municipal address of the company's registered office is:

6096 West Park Avenue, Houma, Louisiana 70364.

- 1.2 The full name and municipal address of its registered agent is:

Dean P. Pellegrin, 6096 West Park Avenue, Houma, Louisiana 70364.

- 1.3 A notarized affidavit of acknowledgment and acceptance signed by each registered agent is attached to this document.

- 1.4 The names and municipal addresses of the initial members are:

Pellegrin Property Rentals, L.L.C., 6096 West Park Avenue, Houma, Louisiana 70364.

Signed at Houma, Louisiana on this 26<sup>th</sup> day of March, 2008.

PELLEGRIN PROPERTY RENTALS,  
L.L.C.

By:

Dean P. Pellegrin  
DEAN P. PELLEGRIN  
Member



AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT BY DESIGNATED  
REGISTERED AGENT

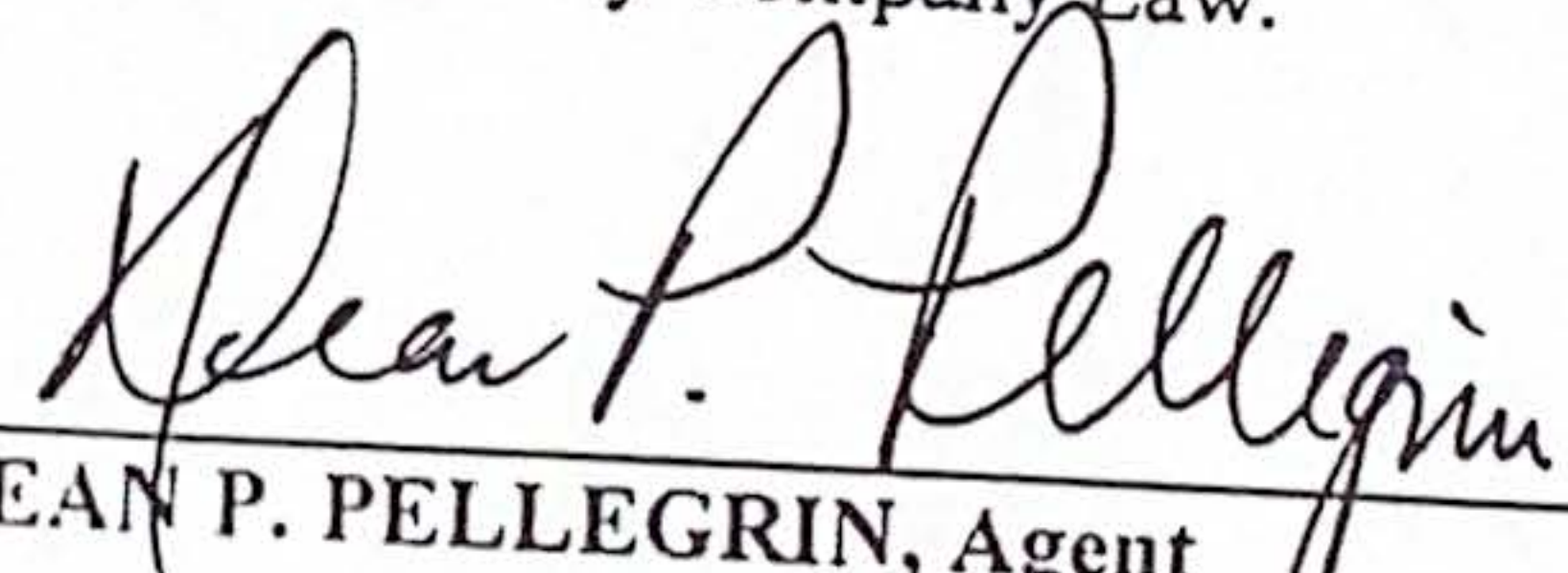
STATE OF LOUISIANA

PARISH OF TERREBONNE

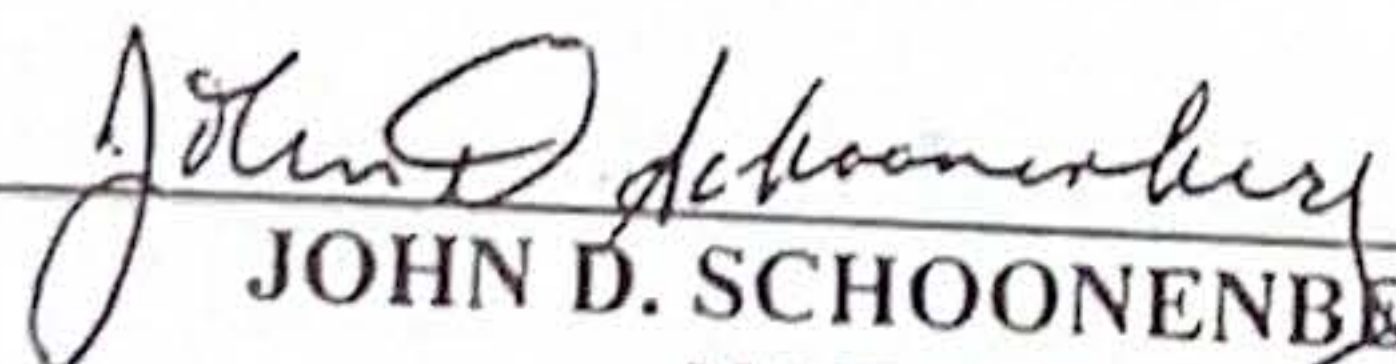
On this 26<sup>th</sup> day of March, 2008, before me, a Notary, in and  
for the state and parish set forth above, personally came and appeared:

DEAN P. PELLEGRIN

who, after being duly sworn, acknowledged that he does hereby accept appointment as the  
registered agent of **BRIGHTSIDE QUARTERS CONDOMINIUM ASSOCIATION,**  
**LLC**, which is a Limited Liability Company authorized to transact business in the state of  
Louisiana pursuant to the provisions of the Louisiana Limited Liability Company Law.

  
DEAN P. PELLEGRIN, Agent

Sworn to and subscribed before me on the 26<sup>th</sup> day of March, 2008.

  
JOHN D. SCHOONENBERG (#11819)  
NOTARY PUBLIC  
My Commission is for Life

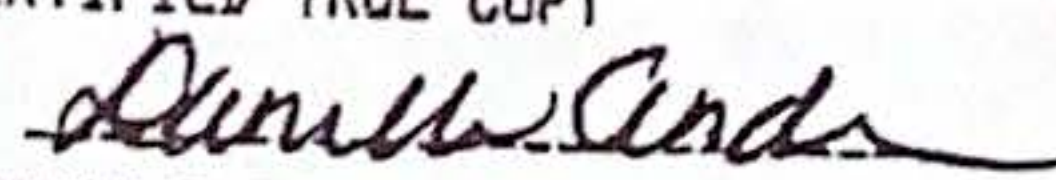
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FILED AND RECORDED  
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2008 APR 09 PM 01:33:39  
FTL BK FOLIO  
DOUG WELBORN

CLERK OF COURT & RECORDER

CERTIFIED TRUE COPY

BY   
DEPUTY CLERK & RECORDER