

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

06/05/2020

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

ONLINE FILING
rtchristiansen@liskow.com

BELLACOSA HOMEOWNERS ASSOCIATION, INC.

It has been a pleasure to approve and place on file your articles of incorporation. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB



R. Kyle Ardoin

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

BELLACOSA HOMEOWNERS ASSOCIATION, INC.

Domiciled at DENHAM SPRINGS, LOUISIANA,

Was filed and recorded in this Office on June 05, 2020,

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. Title 12, Chapter 2.

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,

June 5, 2020

Secretary of State

WEB 43917071N



Certificate ID: 11217858#42N83

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 displayed.
www.sos.la.gov



R. Kyle Ardoin
SECRETARY OF STATE

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

BELLACOSA HOMEOWNERS ASSOCIATION, INC.

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

ORIGF 06/05/2020 4 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,

June 5, 2020

Secretary of State

WEB 43917071N



Certificate ID: 11217859#C4P83

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
displayed.

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF INCORPORATION

(R.S. 12:203)

1. The name of this corporation is:

BELLACOSA HOMEOWNERS ASSOCIATION, INC.

2. This corporation is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH CORPORATIONS MAY BE FORMED UNDER CHAPTER 2, TITLE 12, OF THE LA REVISED STATUTES (NON-PROFIT CORPORATION LAW)

3. The duration of this corporation is (may be perpetual):

PERPETUAL

4. The street address (not a P.O. Box only) of the corporation's initial registered office is:

7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

5. Mailing Address:

7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

6. The name and street address (not a P.O. Box only) of the corporation's initial registered agent(s) is/are:

ADAM KURZ
7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

7. The name and address of each incorporator of this corporation is:

RYAN CHRISTIANSEN
701 POYDRAS STREET SUITE 5000
NEW ORLEANS, LA, 70139

8. The name and street addresses of the corporation's initial directors are:

ADAM KURZ (DIRECTOR)
7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

JAKE LAMBERT (DIRECTOR)
7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

DAVID STANTON (DIRECTOR)
7696 VINCENT ROAD
DENHAM SPRINGS, LA, 70726

9. This corporation is to be organized on a non-stock basis.

Other Provisions:

These Articles pertain to BELLACOSA SUBDIVISION, a residential development in East Baton Rouge, Parish, Louisiana, according to the plat or plats thereof recorded or to be recorded in the records of East Baton Rouge Parish, Louisiana (the 'Property'), which Property is subject to that certain

Declaration of Covenants & Restrictions for Bellacosa Subdivision, recorded or to be recorded in the records of East Baton Rouge Parish, Louisiana, as amended, supplemented or restated from time to time (the 'Declaration').

The management and affairs of the Association are vested in the Board of Directors, except for those matters expressly reserved to others in the Declaration and the Bylaws. The Bylaws may determine the number and qualification of directors; the term of office of directors; the methods of electing, removing, and replacing directors; and the methods of holding a board meeting and obtaining consents.

The Declaration provides for a Development Period during which the Declarant is given certain rights to ensure a complete and orderly buildout and sellout of the Property.

Except as provided below, an officer or director of the Association is not liable to the Association or its members for monetary damages for acts or omissions that occur in the person's capacity as an officer or director, except to the extent a person is found liable for (i) a breach of the office or director's duty of loyalty to the Association or its members; (ii) an act or omission not in good faith that constitutes a breach of duty of the officer or director to the Association; (iii) an act or omission that involves intentional misconduct or a knowing violation of the law; (iv) a transaction from which the officer or director receives an improper benefit, whether or not the benefit resulted from an action taken within the scope of the person's office; or (v) an act or omission for which the liability of an officer or director is expressly provided by an applicable statute.

The limitation on the liability of an officer or director does not eliminate or modify that person's liability as a member of the Association. The liability of a member arising out of a contract made by the Association, or out of the indemnification of officers or directors, or for damages as a result of injuries arising in connection with the common elements, or for liabilities incurred by the Association, will be limited to the same proportion for which he is liable for common expenses as a member of the Association.

Subject to the limitations and requirements of applicable law, the Association will indemnify a person who was, is, or is threatened to be made a named defendant or respondent in a proceeding because the person is or was an officer, director, committee chair, or committee member of the Association. Additionally, the Association may indemnify a person who is or was an employee, trustee, agent, or attorney of the Association, against any liability asserted against him and incurred by him in that capacity and arising out of that capacity.

These Articles may be amended in accordance with the Louisiana Nonprofit Corporation Law, subject to the following: (i) an amendment may not conflict with the Declaration or State law; (ii) an amendment may not impair or dilute a right granted to a person by the Declaration, without that person's written consent; and (iii) without member approval, the board of directors may adopt amendments permitted by applicable law.

Any action required by the Louisiana Nonprofit Corporation Law to be taken at a meeting of the members or directors, or any action that may be taken at a meeting of the members or directors or of any committee may be taken without a meeting if a consent in writing, setting forth the action to be taken, is signed by a sufficient number of members, directors, or committee members as would be necessary to take that action at a meeting at which all of the members, directors, or members of the committee were present and voted.

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

I HEREBY CERTIFY THAT I AM THE INCORPORATOR AND HAVE THE AUTHORITY TO
SIGN ON BEHALF OF ANY OTHER INCORPORATOR LISTED.

ELECTRONIC SIGNATURE: RYAN CHRISTIANSEN (5/29/2020)

TITLE: INCORPORATOR



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43917071N

Charter Name: BELLACOSA HOMEOWNERS ASSOCIATION, INC.

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)
06/05/2020	ADAM KURZ

Agent(s) Electronic Signature
ADAM KURZ