

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED BYLAWS OF
JEFFERSON SQUARE HOMEOWNERS ASSOCIATION**

I, Michael Simms, Secretary of the Jefferson Square Homeowners Association Board of Owner Representatives, do hereby certify the following Amendment, pursuant to Article IX. Amendments to Plan of Horizontal Property Ownership, to the Amended and Restated Bylaws of Jefferson Square Homeowners Association, and filed with the Clerk of Court and ex officio Recorder of the parish of East Baton Rouge recorded as Original 95, Bundle 8257, Original 910, Bundle 9625, Original 528, Bundle 10164, Original 209, Bundle 10491, Original 705, Bundle 11292, Original 334, Bundle 12096 and amended and restated at Original 480, Bundle 12135 (the "Bylaws") was duly adopted:

1. Article III, Section 3 is hereby deleted and replaced in its entirety as follows:

Quorum. For purposes of Article III and all Sections contained therein, a quorum is to be based on a majority vote of membership present, either in person or by proxy, at any given meeting.

2. Article III, Section 6 is hereby deleted and replaced in its entirety as follows:

Annual Meetings. The annual meeting of the Council of Co-Owners shall be held at the Board's discretion, with proper notice provided to all Owners. At said meetings the following shall be elected by ballot of the Owners to the Board of Owner Representatives:

One representative for each of the following rows: 1, 2, 3, 4, 5, 6, 7, 8 and one (1) at-large representative to be elected.

The Owners may also transact other business of the Council of Co-Owners as may properly come before them.

3. Article III, Section 9 is hereby deleted and replaced in its entirety as follows:

INTENTIONALLY DELETED.

4. Article XIII, Section 4 is added as follows:

Neither the Association nor any management company hired by the Association shall in any way be considered an insurer or guarantor of security to individuals or property within the Units, Common Elements or Limited Common Elements. Neither shall the Association nor any management company hired by the Association be held liable for any loss or damages by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Neither the Association nor any management company hired by the Association represent or warrant that any fire protection, burglar alarm systems, access control systems, patrol services, surveillance equipment, monitoring devices, or other security systems (if any are present) will prevent loss by fire, smoke, burglary, theft, hold up or otherwise, nor that such systems will in all cases provide the detection or protection



for which the system is designed or intended. The Association and any management company hired by the Association are not insurers and each Owner and occupant for any Unit and each lessee, guest and invitee of any Owner assumes all risks for loss or damage to persons, to Units and to the contents of Units and acknowledges that neither the Association nor any management company hired by the Association have made any representations or warranties nor has the Association, any owner, occupant, lessee, guest or invitee relied upon any representations or warranties, expressed or implied, including any warranty or merchantability or fitness for any particular purpose, relative to any fire protection, burglar alarm systems, access control systems, patrol services, surveillance equipment, monitoring devices or other security systems recommended or installed or any security measures undertaken within the Property or surrounding property.

5. Except as expressly modified by this Amendment, all of the terms and provision of the Bylaws and regulations shall remain in full force and effect.

Adopted on June 26, 2025, in Baton Rouge, Louisiana by the Council of Co-Owners of Jefferson Square at its Regular meeting held this date, by a vote of approval by a majority of the Unit voting power, a quorum having been present to undertake business.

By:

Michael Simms

dotloop verified
08/26/25 11:02 AM CDT
5NUO-J8EC-NDTJ-INNP

Michael A. Simms, Secretary

Attest:

Bobbie Cali

dotloop verified
08/27/25 2:23 PM CDT
77UH-XNFK-VKQ7-4JKD

Bobbie Cali, Treasurer