

**AMENDMENT TO MASTER DEED**  
**CREATING HORIZONTAL PROPERTY REGIME OF**  
**JEFFERSON SQUARE**

FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
BOB WELBORN  
CLERK OF COURT AND RECORDER

CUSTOMER PROVIDED COPY FOR  
CERTIFIED TRUE COPY

BY   
NOTARY PUBLIC AND RECORDER

On this the 24<sup>th</sup> day of March, 2009, before the undersigned Notary ~~personally same and~~ appeared, **JEFFERSON SQUARE TOWNHOUSE ASSOCIATION** (the "Association") a Louisiana corporation domiciled in the Parish of East Baton Rouge, State of Louisiana, appearing herein through its duly authorized President, Chris Moran, who declared as follows:

**WHEREAS**, the property constituting Jefferson Square, which is more particularly described on Exhibit A, attached hereto and incorporated herein, is subject to that certain Master Deed Creating Horizontal Property Regime recorded in the official records of the Parish of East Baton Rouge on January 4, 1972, at Original 13, Bundle 78120, as amended at Original 923, Bundle 9446 and as amended by amendments to the bylaws recorded at Original 95, Bundle 8257, Original 910, Bundle 528, Original 528, Bundle 10164, Original 209, Bundle 10491, Original 705, Bundle 11292 and Original 334, Bundle 12096 (the "Master Deed");

**WHEREAS**, the Association is the duly authorized governing body of Jefferson Square and is the unit owners association under Louisiana Revised Statutes 9:1123.101, et seq;

**WHEREAS**, the Council of Co-owners desires to amend the Master Deed;

**WHEREAS**, Louisiana Revised Statutes 9:1122.119 requires at least sixty-seven percent (67%) of the votes of the Association to approve an amendment to the Master Deed;

**WHEREAS**, the Resolution 2009-01 of the Council of Co-owners attached hereto as Exhibit B and incorporated herein by reference authorizes the amendments contained herein and was adopted at a duly called meeting of the owners by at least sixty-seven percent of the votes of the Association;

**NOW THEREFORE**, the Master Deed is hereby amended to add the following provisions:

1. The Board of Owner Representatives may, via the procedure set forth in the Bylaws, levy against any unit owner a special assessment. Special assessments may be levied to offset the cost of maintenance of limited common elements, to collect capital needed for improvements to the general common areas, to offset additional maintenance expenses of leases units or as recompense for violation of any provision of the Master Deed, the Articles of Incorporation or Bylaws of the Association, or the Rules and Regulations of Jefferson Square, each as may be amended from time to time. Any special assessment levied shall be the personal obligation of the unit owner, in solido, and a charge against the unit. Any special assessment shall be considered an assessment for purposes of paragraph 17 of the Master Deed.

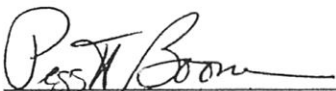
2. The Association, its agents, contractors and employees shall have the right of access to the units, common areas and limited common areas to inspect, maintain or repair or make repairs to the units to prevent damage to the common areas or limited common areas or any other units, to make repairs to the common areas to make repairs to the limited common areas, and to make repairs to any other unit, provided that such right of access shall be exercised in such a manner as will not reasonably interfere with the normal use of the occupant of the unit.

3. Any assessment, fee, expense contribution or other monetary obligation authorized by the Master Deed, as amended, to be imposed against any unit or unit owner shall be both the personal obligation of the unit owner(s), in solido, and a charge against the unit subject to the privilege created by Louisiana Revised Statutes 9:1123.115, as amended.

Thus done and signed in my office in Baton Rouge, Louisiana, Parish of East Baton Rouge, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the party and me, Notary on the date first above written.

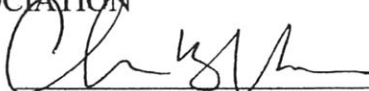
WITNESSES

JEFFERSON SQUARE TOWNHOUSE  
ASSOCIATION

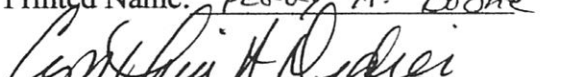


Printed Name: PEGGY H. BOONE

BY:



Chris Moran, President

  
Printed Name: Cynthia H. Didier



Notary Public

Printed Name: Kathryn B. LaRose

Notary ID/Bar Roll #: 30591

My Commission Expires: at death





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**AMENDMENT TO THE BYLAWS OF  
JEFFERSON SQUARE HOMEOWNERS ASSOCIATION**

FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
DUNWELBORN  
CLERK OF COURT AND RECORDER

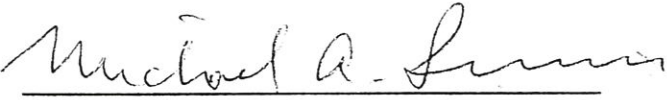
I, Michael A. Simms, Secretary of the Jefferson Square Homeowners Association Board of Owner Representatives, do hereby certify the following Amendment to the Bylaws of Jefferson Square Homeowners Association dated 11-28-2001 and filed with the Clerk of Court and *ex officio* Recorder of the parish of East Baton Rouge as Original 705, Bundle 11292, pursuant to ARTICLE VIII, Amendments to Plan of Horizontal Property Ownership, Section 1, Bylaws, therein, was duly adopted:

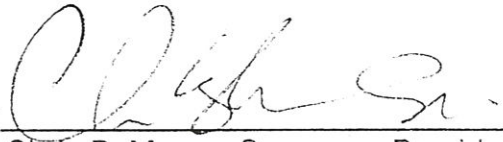
**ARTICLE VI. OBLIGATIONS OF OWNERS**

**Section 1. Assessments and Fees**

(a) All co-owners are obligated to pay monthly maintenance fees imposed by the Council of Co-owners to meet all common expenses. Such maintenance fees shall include monthly payments to a general operating reserve and a reserve fund for replacements as required. Fees based upon the annual budget shall be prorated and paid monthly. The monthly maintenance fee is due on the first day of each month. A late charge in the amount of twenty-five dollars (\$25.00) will be added to any maintenance fee not received by the Homeowner's Association by the fifteenth day of the month.

**Adopted on July 10, 2008**, at 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 at least two-thirds of the Unit voting power, a quorum having been present to undertake business.

  
\_\_\_\_\_  
Michael A. Simms                      Secretary

Attest:   
\_\_\_\_\_  
Chris B. Moran, Sr.                      President