

Livingston Parish Recording Page

Jason B. Harris
Clerk of Court
PO Box 1150
Livingston, LA 70754-1150
(225) 686-2216

Received From :
CLEARLAKE HOMEOWNERS ASSOCIATION
9919 POWELL LN
DENHAM SPRINGS, LA 70726

First REGISTERED AGENT

CLEARLAKE AT JUBAN CROSSING HOMEOWNERS ASSOCIATION INC

Index Type : Charters

FileNumber : 941903

Type of Document : Charter-Articles

Book : 47 **Page :** 136

Recording Pages : 13

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) : 02/12/2019

At (Recorded Time) : 11:11:52AM

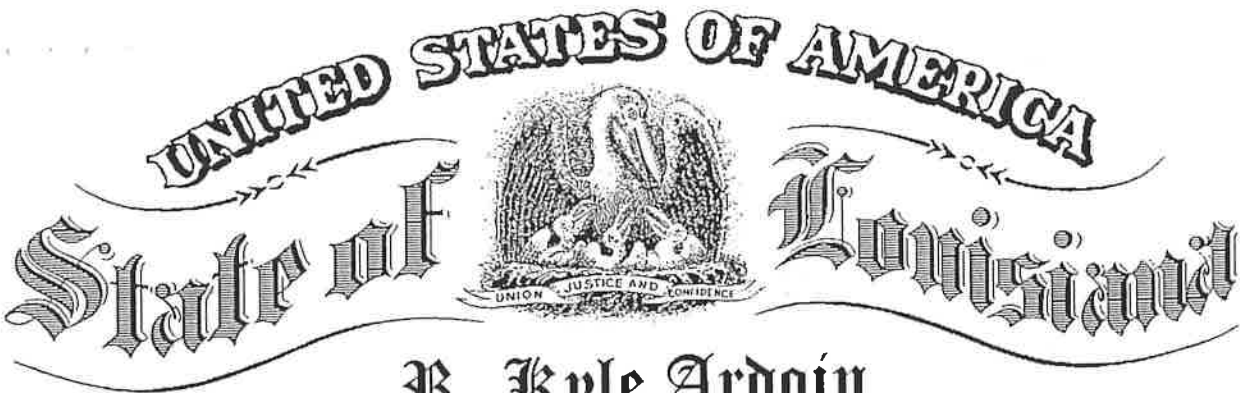


Doc ID - 012893850013



CLERK OF COURT
JASON B. HARRIS
Parish of Livingston
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 02/12/2019 at 11:11:52
Recorded in Book 47 / Page 136
File Number 941903

Deputy Clerk



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

CLEARLAKE AT JUBAN CROSSING HOMEOWNERS ASSOCIATION, INC.

Domiciled at DENHAM SPRINGS, LOUISIANA,

Was filed and recorded in this Office on February 11, 2019,

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,

February 11, 2019

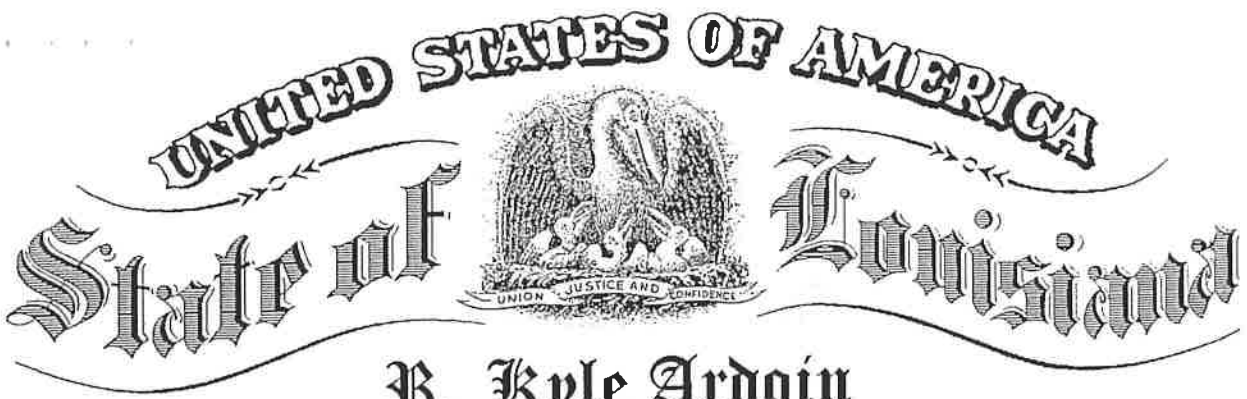
Secretary of State

WEB 43353330N



Certificate ID: 11042450#2NJ62

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

CLEARLAKE AT JUBAN CROSSING HOMEOWNERS ASSOCIATION, INC.

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

ORIGF 02/11/2019 3 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,

February 11, 2019

Secretary of State

WEB 43353330N



Certificate ID: 11042451#A4C42

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:

CLEARLAKE AT JUBAN CROSSING 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:

9971 POWELL LANE
DENHAM SPRINGS, LA, 70726

5. Mailing Address:

9971 POWELL LANE
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:

DONNA BERNARD
9971 POWELL LANE
DENHAM SPRINGS, LA, 70726

MURRAY COCKERN
9919 POWELL LANE
DENHAM SPRINGS, LA, 70726

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

DONNA BERNARD
9971 POWELL LANE
DENHAM SPRINGS, LA, 70726

MURRAY CORKERN
9919 POWELL LANE
DENHAM SPRINGS, LA, 70726

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

DONNA BERNARD (DIRECTOR)
9971 POWELL LANE
DENHAM SPRINGS, LA, 70726

MURRAY CORKERN (DIRECTOR)
9919 POWELL LANE
DENHAM SPRINGS, LA, 70726

RANDALL ROBERT (DIRECTOR)
9880 POWELL LANE
DENHAM SPRINGS, LA, 70726

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

Other Provisions:

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: DONNA BERNARD (1/30/2019)

TITLE: DIRECTOR



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43353330N

Charter Name: CLEARLAKE AT JUBAN CROSSING 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)	Agent(s) Electronic Signature
02/11/2019	DONNA BERNARD	DONNA BERNARD
02/11/2019	MURRAY COCKERN	MURRAY COCKERN

ARTICLES OF INCORPORATION
CLEARLAKE at JUBAN CROSSING
HOMEOWNERS ASSOCIATION, INC.

State of Louisiana
Parish of East Baton Rouge

BE IT KNOWN, that on this 28th day of Jan, 2019, at 5:55 m., before me, the undersigned Notary Public, in and for the State of Louisiana, personally came and appeared the undersigned Lot Owners in that subdivision known as Clearlake in Livingston Parish, State of Louisiana and the Incorporators, pursuant the Building Restrictions and Covenants of Clearlake Subdivision for Clearlake subdivision filed of record and amendments thereto, Entry Number 356189, at COB 668 Page 711 and amendment thereto being Entry Number 368640 at COB 687 Page 685, and Entry Number 00471066, COB 788 Page 198, and Entry Number 00489912 at COB 802 Page 995 of the Conveyance records of Livingston Parish, State of Louisiana do hereby organize a nonprofit homeowner's corporation under Louisiana Revised Statute Title 12, Chapter 2 as follows:

ARTICLE I
NAME

The name of this corporation is the Clearlake at Juban Crossing Homeowners Association, Inc.

ARTICLE II
AUTHORITY & PURPOSE

This corporation's organization is derived from the unincorporated association of homeowners in Clearlake Subdivision located at Juban Crossing in Livingston Parish, State of Louisiana providing for the maintaining of the common properties and appearance of the subdivision known as Clearlake in Livingston Parish in accordance with the Subdivision building and use restrictions of record prior to the incorporation of said unincorporated association. The purpose shall be to engage in any activity permitted by Non-Profit Corporations organized under Title 12, Chapter 2 of the Louisiana Revised Statutes including those set forth as follows:

The restrictions of record provide for the maintenance of the private streets and common areas by way of a homeowners association, which has in addition its purpose as set forth therein being in part:

- a. Provide for the maintenance and improvement of the Common Areas, including private streets, lakes, lake beds, aeration fountains, street lighting, and other related common property as funding allows.
- b. Provide for the safety and welfare of the residents in Clearlake subdivision, and perform such functions as are common to homeowner associations.
- c. To fix, levy, and collect in accordance with the restrictions of record such dues and assessments as deemed necessary to carry out the duties set forth herein.
- d. To take possession and title to such common property as conveyed to the Association including the common areas, lakes, lake beds, private streets and servitudes of record and to receive and grant such servitudes of access, passage, title, and right of way to Livingston Parish of any streets accepted for maintenance and to otherwise provide for such maintenance as may be necessary for the maintenance and use of the common areas as well as establish rules of use for such common areas and private streets to preserve the appearance, condition, and enjoyment of all property owners and residents of Clearlake subdivision.
- e. Function as the Architectural Control Committee where authorized by a majority vote of the owners of each filing.
- f. Represent the property owners in any public matter or public hearing affecting the subdivision.
- g. Create and present to the membership at all annual meetings a budget and basis for assessments to maintain the subdivision and enforce the restrictions, maintain the common areas, private streets, servitudes, rights of way and lakes.
- h. Represent the owners in any litigation including the enforcement of restrictions when authorized by restrictions or power of attorney from the lot owners or members.

ARTICLE III MEMBERSHIP & VOTING

Membership in the Clearlake at Juban Crossing Homeowners Association, Inc. is limited to property owners of residential lots in Clearlake Subdivision in Livingston Parish, State of Louisiana whether by payment of voluntary dues and assessments, or by mandatory membership in accordance with the restrictions of record, ratification and or adoption thereof, and subject to assessments in accordance with said restrictions.

Each lot owner shall be entitle to one vote for each lot owned. In the case of multiple owners, only one vote may be cast per lot owned, and the person or entity authorized to

cast said vote shall be registered with the Secretary of this corporation. Voting shall be made by those in attendance or whose written proxy has been received prior to the vote on any matter at any meeting. Proxies shall remain valid for any subsequent meeting called for lack of quorum unless revoked in writing. Voting on any assessments shall be by written ballot with the Secretary certifying the required vote percentage as being obtained. Proxies and Notices required for any meeting may be sent by electronic means including email addresses where authorized by a lot owner and recorded with the Secretary of the Corporation. It shall be the responsibility of all lot owners to maintain a current address whether physical or electronic with the Secretary of the Corporation. Notice to the last address on file shall be deemed sufficient for all purposes under these Articles or the Restrictions record.

**ARTICLE IV
NAME & ADDRESS OF REGISTRED AGENT**

The name and address of the initial registered agent is:

Murray T. Corkern
9919 Powell Lane
Denham Springs, La. 70726

**ARTICLE V
NAME AND ADDRESS OF INCORPORATORS**

The name and address of the incorporators are:

Murray T. Corkern
9919 Powell Lane
Denham Springs, La. 70726

Donna B. Bernard
9971 Powell Lane
Denham Springs, La. 70726

**ARTICLE VI
DIRECTORS & OFFICERS**

The corporations shall operate through a Board of Directors, of not less than three, but otherwise five or seven as set from year to year as set by the Board of Directors in the Bylaws who shall be elected to one year terms without term limits. Each filing of Clearlake subdivision shall be entitled to but not obligated to nominate and elect one member of the Board, with the other members serving as at large members from any filing. The failure of any filing to nominate or elect a member to the board of directors shall not invalidate any election or membership of the Board. The Board of Directors shall by majority vote act on any matter before it including the appointment of the

officers at the first meeting following the election of a new board of directors. The membership may require the election of officers at the annual meeting. Officers shall consist of a President, Vice-President, Treasurer, and Secretary. One director may hold more than one office. A majority of the Board may appoint, but is not obligated to, an interim director for any director who dies, resigns, can no longer serve, or is removed from office in accordance with the Bylaws to fill such vacancy for the remainder of said director's term. Directors shall meet at such frequency and with such notice and place as set forth in the Bylaws, but not less than quarterly. Expenditures shall require a two director signature check or account authorization other than joint owners of any lot.

ARTICLE VII INITIAL BOARD OF DIRECTORS

The initial Board of Directors who shall serve for one year terms and their addresses are:

Murray T. Corkern
9919 Powell Lane
Denham Springs, La. 70726

Donna B Bernard
9971 Powell Lane
Denham Springs, La. 70726

Randall P. Robert
9880 Powell Lane
Denham Springs, La. 70726

ARTICLE VIII MEETINGS, QUORUM, & NOTICES

The first formal annual meeting for the election of directors by the general membership shall be held within one year from the filing date of these articles with the Clerk of Court for the Parish of Livingston at a place and time as set by the Board of Directors. A majority vote of those in attendance in person or by proxy at any meeting at which a quorum is present shall be necessary for all actions unless a higher percentage is specifically set forth in these articles, bylaws or required by law.

For meetings of the membership, a quorum following not less than a thirty (30) day notice nor more than sixty (60) days to all members being defined as those lot owners to whom membership is mandatory in accordance with restrictions filed of record, and those who voluntarily have paid dues but are not bound by restrictions to mandatory membership shall be sixty (60%) percent of said members. Notice shall be by such means as set forth in the bylaws to the addresses on file. For any lot owner who has not maintained a current address electronic or otherwise with the Secretary of the

Corporation, notice addressed to the municipal address of the lot in Clearlake subdivision or the address of the owner with the Assessor or Sheriff of Livingston Parish shall suffice for all notice requirements under these Articles, Bylaws, or the Restrictions of record.

Quorum: At the meeting of the Board of Directors, a majority of the Board shall constitute a quorum. A seven day minimum notice shall be required for the meeting of the Board which may be made by electronic means and which may be waived in writing by board members if a special meeting unless a shorter notice is required or a regular time and date is set by the directors. Failure to obtain a quorum in person or by proxy shall require a new notice of not less than two days nor more than fourteen days for each subsequent meeting to all directors. Actions of the Board can be rescinded only by a vote of seventy-five (75%) percent of the membership after 30 day notice to the entire membership by a petition signed by not less than twenty (20%) percent of the membership calling for a special meeting for such purpose, or to call a special or annual meeting of the membership after the failure of the Board of Directors to call said meeting.

For a quorum for the general meeting of the membership of the corporation, annual or special, for the first called meeting following the minimum thirty(30) day notice, the attendance in person or by proxy of sixty (60%) of the total membership shall be required to hold the meeting requiring a vote on any matters. If a quorum is not met, then another thirty (30) day notice to the entire membership shall be required in advance of any meeting for any subsequent meeting called for lack of a quorum with the percentage required being reduced by one-half (1/2) for each subsequently called meeting. No subsequently called meeting for lack of a quorum may be called more than sixty (60) days from the last meeting. Proxies received shall continue in effect unless revoked in writing for all subsequent meetings called for lack of a quorum.

ARTICLE IX LIMITATION OF LIABILITY

The officers, and directors of this corporation are entitled to the benefits of the limitations of liability in accordance with Louisiana Law but not limited to Louisiana Revised Statute 9:2792.7 as fully as though said provisions were recited herein in full. Said Limitation of Liability of Directors and Officers is accepted by this Corporation.

ARTICLE X TERM

This corporation shall enjoy perpetual corporate existence unless sooner dissolved in accordance with law.

ARTICLE XI AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the entire membership providing any amendments are consistent with the

restrictions of record and proposed changes are included in a meeting notice sent to all members not less than thirty (30) days in advance of any meeting called for such purpose. Amendments to the Bylaws shall require a majority vote of the Board of Directors providing such amendments shall not be inconsistent with these Articles or the Restrictions of record.

ARTICLE XII NON-STOCK BASIS

This corporation is organized on a non-stock basis with no shares of stock being issued to any member, membership being based upon the ownership of a lot in Clearlake subdivision at Juban Crossing in Livingston Parish, State of Louisiana.

ARTICLE XII NON-PROFIT ORGANIZATION

This Corporation is organized as a Louisiana Non-Profit Homeowners Corporation, under Louisiana Revises Statutes Title 12, Chapter 2, and these articles shall be interpreted to the extent possible consistent with their purpose set forth herein and may be extended by a vote of a majority of the membership, if possible, to meet any requirements of the Internal Revenue Service and the Louisiana Department of Revenue to qualify for any non-profit status available.

THUS DONE AND PASSED, before me, the undersigned Notary Public, at Denham Springs Louisiana on the date and year first above written, in the presence of the competent witnesses subscribed hereto, after due reading of the whole and acceptance of the provisions as set forth therein.

Papers prepared by Attorney Elliott Atkinson
WITNESSES: INCORPORATORS:

Anthony Moore
Print: Anthony Moore

Adolfo Coronado
Print: Adolfo Coronado

Murray T. Corkern
MURRY T. CORKERN

Donna R. Bernard
DONNA R. BERNARD

Randall P. Robert
Randall P. Robert



Catherine Edwards
Print: Catherine Edwards Notary Public, # 48899

**CLEARLAKE at JUBAN CROSSING
HOMEOWNERS ASSOCIATION, INC.**

**AGENTS AFFIDAVIT AND ACKNOWLEDGEMENT OF
ACCEPTANCE OF APPOINTMENT OF
AGENT FOR SERVICE OF PROCESS**

I hereby acknowledge and accept the appointment of Registered Agent for and on behalf of Clearlake at Juban Crossing Homeowners Association, Inc.

Papers prepared by Attorney Elliott Atkinson,
Murray T. Cockern
MURRY T. COCKERN

SWORN TO AND SUBSCRIBED, before me this 19 day of Jan., 2019.



Catherine Edwards
Print: *Catherine Edwards* Notary Public, # 48897
Commissioned for life in Louisiana.