

**ARTICLE OF INCORPORATION
OF**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

**THE ISLAND COMMUNITY
ASSOCIATION, INC.,**

PARISH OF IBERVILLE

ARTICLE I – NAME

The name of this non-profit corporation is "The Island Community Association, Inc.," (a Non-Profit Corporation), sometimes hereinafter referred to as "Association" or "Corporation" or the "ICA".

ARTICLE II – PURPOSE

The objectives and purposes for which this Corporation is organized are the engagement in any lawful activity for which non-profit corporations and/or homeowners' associations may be formed under the Corporation Law of Louisiana and/or the Homeowners Association Act of Louisiana.

The Corporation shall possess all powers, rights, privileges, and immunities to which non-profit corporations are, or may hereafter be authorized to have and to possess, under the constitution and laws of the State of Louisiana, and particularly La R.S. 12:201-269 and LA R.S. 9:1141.1-9:1148. The Corporation shall have the power to vest in its Board of Directors all of its corporate powers, subject to such restrictions as may be named in these Articles of Incorporation. However, this Corporation is organized and shall be operated exclusively for the benefit of the property owners of The Island Community Association, Inc., including for such purposes, but not exclusively limited to:

1. Enforce and implement the provisions of the Residential Design Guidelines Covenants and Restrictions of the Island Subdivision, except where same are enforceable by the Design Review Committee;
2. Serve and represent Owners in any public matter or public hearing affecting the subdivision;
3. Maintain grounds, landscaping, improvements, equipment and structures on ICA property;
4. Supervise, insure with liability insurance, make rules for and monitor the use of all common areas;
5. Keep the ICA fountains in the lakes and the landscape areas in good working order, and replace same when required. Maintain and replace when necessary any equipment, surveillance systems, irrigation systems and lighting systems throughout the subdivision;

6. Paint, reseal, maintain and replace when required street signs and poles throughout the subdivision;
7. To own, operate and maintain for the benefit of its members all portions of the property located in The Island Community Association, Inc., if any, conveyed to the Association;
8. To obtain and maintain insurance and pay property taxes on any portion of the property owned by the Association;
9. To fix, levy and collect, by legal proceedings, if necessary, from each lot owner in the Island annual and special assessments in the amounts it determines is necessary in order to promote the recreation, health, safety and welfare of the residents, including but not limited to, security, landscaping and maintenance of ICA property and any other areas or items so approved by the ICA;
10. Pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the business of the Association, including, but not limited to licenses, insurance premiums or deductibles, taxes or other governmental charges levied or imposed against the property of the Association; and
11. Act in any other capacity or matter in which the Owners of the lots so vote.

All as more fully set out in the Residential Design Guidelines Covenants and Restrictions of the Island Subdivision, including the first and second amendments thereto and any future amendments which may be made, duly recorded in Iberville Parish at C.B. 515 E. 132, C.B. 538 E. 93, C.B. 547 E. 178 and C.B. 688 E. 103.

No part of the net earnings of the Corporation shall inure to the benefit or be distributable to its members, trustees, officers, directors or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

ARTICLE III – DURATION

This Corporation shall enjoy a perpetual corporate existence.

ARTICLE IV – REGISTERED AGENT

The full name and address of its registered agent is:

Nedi A. Morgan
Attorney at Law, LLC
23605 Railroad Avenue
Plaquemine, LA 70764

ARTICLE V – REGISTERED OFFICE

The location and mailing address of its registered office is:

23550 Myrtle Grove Rd.
Plaquemine, LA 70764

ARTICLE VII – MEMBERSHIP

Membership shall be limited to owners of record of residential property located in The Island Community Association, Inc. The owner of each and every lot therein shall automatically, upon becoming the owner, be a member of the Association. An Owner shall remain a member until such time as his ownership for any reason ceases, at which time his membership in the Association will automatically cease. While ownership of a residential lot is the sole qualification for membership, it is not intended that persons, firms, or partnerships who hold an interest as a security for the performance of an obligation shall be considered as members. Membership shall be necessary to and may not be separated from ownership of any lot. Membership shall not be transferred, pledged, or alienated in any way except on the sale of such lot and then only to a purchaser, or by intestate succession, testamentary disposition, foreclosure of mortgage of record, or any other legal process. Any prohibited transfer is void and will not be reflected upon the records and books of Association.

ARTICLE VIII – VOTING RIGHTS

The owner of each lot shall be entitled to one vote. In the event that a lot has more than one owner, each co-owner shall be entitled to cast that fractional percent of said vote which corresponds to that owner's interest in the ownership of such lot. Any action of the Island Community Association, Inc., for which approval of the membership is required shall be approved by a majority of the votes cast at a regular or special meeting of the Association unless otherwise provided in these Articles.

ARTICLE IX – MEETING OF THE MEMBERSHIP

At least one meeting of the general membership shall be held during each calendar year. Unless and until provided by the By-Laws, this meeting shall take place on the third Wednesday of January in each year.

Members shall be entitled to written notice of the annual meeting at least ten (10) days prior thereto. Voting by written proxy is permissible.

ARTICLE X – BOARD OF DIRECTORS

The Corporation shall have no fewer than seven (7) directors. The number, qualifications, term of office, manner of electing, powers, duties of the directors, the time, place and manner of

calling, giving notice of and conducting directors' meetings, and the number of directors which shall constitute a quorum shall be prescribed by the By-Laws.

The Board of Directors shall have all powers provided by Louisiana law and shall have specific authority to borrow money, purchase, sell, or lease movable property, encumber, or otherwise alienate any of the movable property belonging to the Corporation without obtaining the approval or a resolution, authorizing the same, by the members of the Corporation. Any such actions taken with respect to immovable property belonging to the Association shall require a majority vote of the members to approve same.

ARTICLE XI – BY-LAWS

The By-Laws may be modified or amended by the vote of the Lot Owners representing at least 66 and two thirds (66 and 2/3rd %) percent of the total votes of the ICA members at the annual meeting or a special meeting called for that purpose.

ARTICLE XII – INCORPORATORS

The name and address of the incorporators of this Corporation are as follows:

1. Julie B. Distefano
59350 Stonewall Dr.
Plaquemine, La 70764
2. Timmy Medine
59250 Island Drive
Plaquemine, La 70764
3. Galen Fabre
59355 Stonewall Drive
Plaquemine, La 70764
4. Mark Ducharme
58265 Randolph Dr.
Plaquemine, La. 70764
5. Daniel Bucholtz
58375 Island Drive
Plaquemine, La 70764
6. Mark Migliacio
58110 Randolph Dr.,
Plaquemine, La 70764

7. Arron J. Pierre
P.O. Box 694
Plaquemine, La 70765-0694

ARTICLE XIII – INDEMNIFICATION

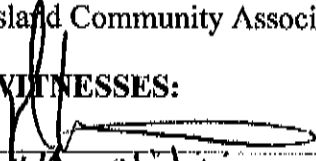
The Corporation may indemnify any officer, director, employee, or agent of the Corporation against any civil, criminal administrative or investigative action brought or threatened to be brought against such officer, director, employee, or agent, all as provided in LSA R.S. 12:227(A).

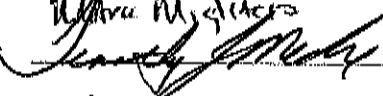
ARTICLE XIV – AMENDMENT OF ARTICLES

The Articles may be amended by the Board of Directors or by a two-third (2/3) vote of the membership at any annual or special meeting where written notice is given at least ten (10) days prior to the meeting date to each member.


THUS DONE AND EXCUTED by the Secretary of the Corporation who certifies that the aforementioned Articles are a true and correct copy of the Articles Incorporation of The Island Community Association, Inc. as approved by the Board of Directors.

WITNESSES:



Wanda M. Galters


Timothy J. Meone



Secretary

ACKNOWLEDGEMENT

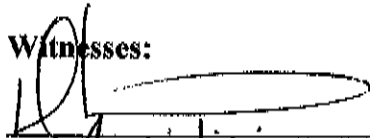
State of Louisiana

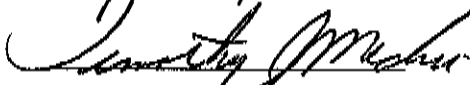
Parish of Iberville

BEFORE ME, the undersigned authority personally came and appeared, (name of Secretary), who being duly sworn acknowledges in my presence that she/he has executed the foregoing Articles of Incorporation of The Island Community Association, Inc., as her free act and deed.

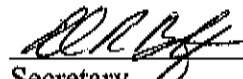
IN WITNESS WHEREOF, the said Appearer has executed this acknowledgment in my presence and in the presence of the undersigned competent witnesses on this 17th day of November, 2017.


Witnesses:


Robert Migliorini


Timothy J. Medina

Apparcer:


Secretary
DANIEL R. BUCHOLTZ


NOTARY PUBLIC West Baton Rouge
Printed Name: Aaron Pierre
135453
Commission Expires: at Death