

**RESTATEMENT AND AMENDMENT TO THE  
ARTICLES OF INCORPORATION  
OF  
LAKEPARK HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby restates and amends the Articles of Incorporation as a non-profit homeowners association as follows:

**ARTICLE I  
NAME**

The name of the Corporation is LAKE PARK HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II  
PURPOSES AND POWERS**

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a single family residential subdivision, as provided In the Declaration of Servitudes, Conditions and Restrictions (hereinafter referred to as the Subdivision), for LAKE PARK GARDEN HOMES (hereinafter referred to as the "Declaration"), located in East Baton Rouge Parish, Louisiana.

2. The general purposes and powers are:

- (a) To promote the common good, health, safety and general welfare of the residents within the Subdivision;
- (b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration of Servitudes, Conditions and Restrictions applicable to the Subdivision as amended from time to time, and recorded or as amended and recorded and incorporated herein by reference for all purposes;
- (c) To enforce applicable provisions of the Declaration, these Articles, By-Laws, any rules and regulations of the Corporation and any other Instrument for the management and control of the Subdivision;
- (d) To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Areas (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Areas, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Corporation, Including all licenses, taxes and special assessments which are or would become a lien on any portion of the Subdivision Common Areas;

- (e) To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation under the law may now or hereafter exercise.
- (f) To acquire (by purchase, grant or otherwise), annex and merge, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;
- (g) To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration limitations; and
- (h) To act in the capacity of principal, agent, Joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and power in each clause shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation as a non-profit Homeowners Association.

**ARTICLE III**  
**DURATION**

The period of the duration of the Corporation is perpetual.

**ARTICLE IV**  
**DOMICILE**

The domicile of this Corporation shall be East Baton Rouge Parish, State of Louisiana, and the location and post office address of its registered office shall be 17190 Lakepark Avenue, Baton Rouge, Louisiana 70816 or as otherwise set forth in its Annual Report.

**ARTICLE V**  
**REGISTERED AGENT**

The name and post office address of the corporation's registered agent is:

<p><u>NAME</u> Ray Dantone</p>	<p><u>ADDRESS</u> 17190 Lakepark Avenue Baton Rouge, Louisiana 708136</p>
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**ARTICLE VI**  
**INITIAL BOARD OF DIRECTORS**

The number of Directors constituting the initial Board of Directors of the Corporation is three (3) and the names and addresses of the persons are:

<u>NAME</u>	<u>ADDRESS</u>
W. A. Lawrence	14423 Old Hammond Highway Baton Rouge, Louisiana 70816
Bernard Watson, Jr.	11203 Darryl Drive Baton Rouge, Louisiana 70815
Jack G. Menzie	11203 Darryl Drive Baton Rouge, Louisiana 70815

This corporation shall be managed by a Board of Directors elected at an annual meeting set by the Board of Directors or as set forth in the By-Laws. The number of Directors may be 3, 5 or 7 as provided in the By-Laws as shall be the manner of their election, term of office or replacement in case of death or resignation.

**ARTICLE VII**  
**INCORPORATOR**

The name and street address of the incorporator was:

<u>NAME</u>	<u>ADDRESS</u>
LAKEPARK PARTNERSHIP	11203 Darryl Drive Baton Rouge, Louisiana 708135

**ARTICLE VIII**  
**MEMBERSHIP**

Membership in the Corporation along with the appurtenant voting rights and other privileges due Owners of property in the Subdivision are as set out in the Declaration of Servitudes, Conditions and Restrictions of record. Every person or entity who is a Record Owner of any Lot which is subject to the Declaration, including contract sellers, shall be a Member of the Corporation. The foregoing does not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separate from Ownership of any Lot which is subject to assessment by the Corporation.

**ARTICLE IX**  
**AMENDMENTS TO ARTICLES OF INCORPORATION**

The Articles of Incorporation shall be amended in the following manner:

- (a) The notice of any meeting at which a proposed amendment is considered shall include notice of the subject matter of the proposed amendment. Either the Board of Directors or the members of the Association may propose a resolution to approve a proposed amendment. Members and directors who are not present either in person or by proxy at the meeting at which the proposed amendment is

under consideration may express their approval, disapproval and vote in writing provided their approval, disapproval and vote is delivered to the Secretary of the Corporation within thirty (30) days of the meeting.

- (b) An amendment must be approved by not less than two-thirds (2/3) of the entire membership of the Board of Directors and by not less than two-thirds (2/3) of the votes of the entire membership of the Association. No amendment shall make any changes in the qualifications for membership nor in the voting rights of the members without the unanimous approval in writing by all the members. A copy of any amendments shall be certified by the Secretary of State and recorded in the public records of East Baton Rouge Parish, State of Louisiana, within thirty (30) days following acquisition of the required two-thirds (2/3) vote, but not later than sixty (60) days following the meeting.

## **ARTICLE X** **DISSOLUTION**

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the objects and purposes for which the Corporation is formed, and shall not accrue to the benefit of any Director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

## **ARTICLE XI** **QUORUM**

A quorum for the special or annual meeting of the general membership shall be those present in person or by proxy following not less than a fifteen (15) day nor more than a forty-five (45) day written notice containing the agenda for said meeting. In the case of an amendment to the restrictions and declarations or these Articles of Incorporation, the notice shall contain the subject matter or each proposed amendment.

A quorum of the Board of Directors to conduct business shall be a majority of the Board present in person or by proxy.

The foregoing Restatement and Amendment to the Articles of Incorporation was approved by the vote of two-thirds (2/3) of the current Board of Directors and two-thirds (2/3) of the entire membership, in writing, as evidenced by the attestation and signatures of the Board of Directors and Secretary of Lakepark Homeowners Association, Inc., the original documents evidencing the required two-thirds (2/3) vote, the original of which being maintained on file at the corporate office or a secure location designated by the Board.

THUS DONE AND PASSED with the attestation of the required vote, sworn to and subscribed before me, Notary, and the undersigned competent witnesses on this \_\_\_\_ day of \_\_\_\_\_, 2011.

WITNESSES:

LAKEPARK BOARD OF DIRECTORS

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

LAKEPARK HOMEOWNERS  
ASSOCIATION, INC.

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary

\_\_\_\_\_  
\_\_\_\_\_, NOTARY PUBLIC  
NOTARY I.D. NO. \_\_\_\_\_

**ACKNOWLEDGEMENT**

**STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE**

BEFORE ME, the undersigned Notary Public, in and for the Parish aforesaid, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally came and appeared

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who declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that they are the witnesses to the signatures of the Board of Directors and Secretary of Lakepark Homeowners Association, Inc. who were the identical persons who executed the foregoing instrument in writing, that their signatures hereof is their own true and genuine signatures and that they executed said statement of their own free will and accord, and for the uses, purposes and conditions therein expressed on behalf of Lakepark Homeowners Association, Inc.

THUS DONE AND PASSED on the day and date hereinabove written, in the presence of the undersigned competent witnesses, who have hereunto subscribed their names, together with said appearer, and before me, Notary, after reading of the whole.

WITNESSES:

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\_\_\_\_\_, NOTARY PUBLIC  
NOTARY I.D. NO. \_\_\_\_\_