

ARTICLES OF INCORPORATION * UNITED STATES OF AMERICA
OF * STATE OF LOUISIANA
RENWICK HOMEOWNERS' ASSOCIATION, INC. * PARISH OF ST. MARY

BE IT KNOWN that on this 17th day of May, 2010, before me, the undersigned Notary Public in and for the Parish of State aforesaid, personally came and appeared THE BERWICK DEVELOPMENT DISTRICT (hereinafter sometimes called the "BDD"), P.O. Box 486 with physical address of 3225 Third St., Berwick Louisiana 70342, a Louisiana political subdivision established by an act of Louisiana Legislature and an ordinance of the Town of Berwick, domiciled in Berwick, St. Mary Parish, Louisiana, and represented herein by its chairman, Alvin Willis, pursuant to the authority granted to him by his Board of Commissioners, who declared, in the presence of the undersigned competent witnesses, that, availing itself of the provisions of the Louisiana Non-Profit Corporation Laws, to-wit: R.S. 12:201, et seq. (as amended), does hereby organize a non-profit corporation under and in accordance with these Articles of Incorporation as follows:

ARTICLE I.

The name of this corporation is RENWICK HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II.

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

ARTICLE III.

The location of its registered office and mailing address is 605 Renwick Boulevard, Berwick, St. Mary Parish, Louisiana 70342.

ARTICLE IV.

The name and address of this corporation's registered agent, until proper notice is given to the Secretary of State is ALLEN A. MCELROY, JR., whose municipal address is 3481 Fifth St., P.O. Drawer 208, Berwick, St. Mary Parish, Louisiana 70342.

ARTICLE V.

This corporation is a non-profit corporation as defined in Section 201, sub-section 8 of Title 12 of the Louisiana Revised Statutes and it shall have full power to contract, sue and be sued, and to make and use a corporate seal, and the same to alter and break at pleasure, and shall also have power to acquire, hold, lease or purchase, as well as sell, alienate, lease, convey, mortgage or hypothecate property, real and personal, and in general shall exercise and enjoy all powers incident to a corporation consistent with the objects and purposes herein expressed and needful and proper for its government and support. This corporation shall not have the power to issue stock or to declare dividends.

Without limiting any powers, this corporation may enter into cooperative agreements with any public or private association, non-profit, entity or individual. The Corporation is formed for purposes of maintaining, preserving and improving the residential lots, improvements, and common areas within Renwick Subdivision (all phases), Berwick, St. Mary Parish, and which may be described per maps filed under Entry Nos. 264,648; 266,466; 272,536; 294,714; 294,715 and 302,513 (and any other maps filed of record for Renwick Subdivision) all filed in the Conveyance Records of St. Mary Parish (hereinafter the "Renwick Subdivision"), including any phases or additions of Renwick Subdivision that may hereafter be brought within the jurisdiction of this Corporation; to promote the health, safety and welfare of the residents within Renwick Subdivision; to sponsor for the benefit of its members, social, cultural and/or artistic events; and to do any and all other things necessary and convenient for the accomplishment or furtherance of any of the purposes stated herein, and to do all things

necessary or convenient for the protection and benefit of this Corporation, and for these purposes to:

Exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the By-laws and those powers and duties of the Berwick Development District set forth in the Act of Covenants, Restrictions and Land Ownership Conditions for said Renwick Subdivision, as recorded in Book 42-C, Entry No. 264,648, Conveyance Records of St. Mary Parish, Louisiana, as amended from time to time (hereinafter sometimes referred to as "Covenants"), said By-laws and Covenants being incorporated herein as if set forth at length, including but not limited to the power to appoint the members of the Renwick Subdivision Review Committee, levy annual assessments and to amend the Covenants; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Corporation, including all licenses, taxes or governmental charges levies or imposed against the property of this Corporation.

ARTICLE VI.

This corporation shall be a non-profit corporation and shall have no capital stock. It shall be operated and maintained by such dues and contributions as the membership shall make and as the Board of Directors shall determine to be necessary or acceptable for the proper functioning of the corporation.

Under no circumstances shall any of the net earnings or assets of the corporation inure to or be distributed to the benefit of its members, directors, officers, 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 the furtherance of the purposes set forth herein. The corporation shall neither participate in nor intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not

carry on any activities not permitted to be carried on by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law) or by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law).

Every person or entity who is a record owner in any Lot which is subject to the Covenants and to assessment under said Covenants shall be a member of this Corporation. The foregoing is not intended to 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 separated from ownership of any Lot which is subject to assessment by this Corporation. The By-laws shall set forth any additional qualifications for membership. Membership shall be evidenced by entry of each member's name on the membership rolls of the corporation. Each member shall have one vote per lot but will otherwise have equal rights and privileges.

ARTICLE VII.

The powers of this corporation shall be exercised by a Board of Directors which shall consist of not less than five nor more than seven members in good standing of the corporation to be elected or chosen by election of the membership of the corporation at the annual meeting of the corporation. The Board of Directors shall elect a President, Secretary, and Treasurer, and may elect other officers, who shall be selected from the Board's membership and shall serve until the next Board shall be duly elected as herein provided. Any two offices may be combined at the discretion of the Board of Directors, and the Board may likewise elect, at its discretion, name assistants to the above offices, or a combination thereof. However, the first Board of Directors of this corporation shall be those persons stated in Article XI and three shall serve for a term of one (1) year or until their successors are elected at an annual meeting of the membership and two shall serve for a term of two (2) years or until their successors are elected at the second annual meeting of the membership, as set forth in the By-laws of this corporation.

ARTICLE VIII.

Amendments to articles must be submitted at the annual meeting of the organization. Ratification of all amendments shall be approved by two-thirds (2/3) of membership present.

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations, under Section 501(c)(3) of the Internal Revenue Code (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the Parish in which the principal office of the corporation is then located, exclusively for such purposes or to such organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE IX.

The Board of Directors shall have the power to make, amend, and repeal By-laws to govern this corporation provided they are in accordance with and do not conflict with these Articles. Matters pertaining to capital outlay must be approved by a two-thirds (2/3) vote of the Board of Directors. An amendment altering these Articles may be adopted by two-thirds (2/3) in interest of the voting members of any annual or special meeting of the members the notice of which must set forth a proposed amendment or a summary of the changes to be made thereby.

ARTICLE X.

The names and addresses of the first Board of Directors are as follows:

ALITA BOUDREAUX
601 Renwick Boulevard
Berwick, Louisiana 70342

SHANNON HOVER
402 Cloverdale
Berwick, Louisiana 70342

LARRY CALLAIS
204 Riverside Dr.
Berwick, Louisiana 70342

TROY OSBURN
415 Renwick Blvd.
Berwick, Louisiana 70342

BRIAN GIROIR
605 Renwick Blvd.
Berwick, Louisiana 70342

ARTICLE XI.

The first officers of this corporation are:

BRIAN GIROIR President

LARRY CALLAIS Secretary

SHANNON HOVER Treasurer