

**FIRST AMENDED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
MAGNOLIA FARMS (A GARDEN HOME COMMUNITY)**

STATE OF LOUISIANA

PARISH OF LIVINGSTON

BE IT KNOWN, that on the dates below written, before the respective undersigned Notary Public, duly commissioned and qualified in and for the State and Parish indicated, personally came and appeared:

MAGNOLIA DEVELOPMENT, LLC; hereafter referred to as the “Developer”, a Louisiana limited liability company domiciled in East Baton Rouge Parish, Louisiana, represented herein by G.H. Joffrion, III, its Authorized Manager.

Which declared that:

WHEREAS, by prior Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms (A Garden Home Community) signed and dated April 7, 2015 and recorded on April 8, 2015 at Book 1220, Page 60, with the Clerk of Court and Recorder of Mortgages for Livingston Parish, (hereinafter the “Restrictions”), restrictive covenants were established for Lot Numbers 1 through 18, inclusive, Lot Numbers 19-A and 19-B, and Lot Numbers 20 through 94, inclusive, Magnolia Farms (A Garden Home Community), Baton Rouge, Louisiana;

WHEREAS, pursuant to Section 12.2 of the Restrictions, Members may amend the Restrictions by affirmative vote or written consent of Members representing two-thirds (2/3) of the total votes in the Association, including two-thirds (2/3) of the votes held by Members other than Declarant, and the consent of Declarant;

WHEREAS, pursuant to sufficient consent of all Members, other than Declarant, attached hereto, the Members have elected to amend the Restrictions to set the base assessment for the Association at Two Hundred – Fifty Dollars (\$250), having determined such to produce total income for the Association equal to the total budgeted Common Expense, including reserves;

THEREFORE, the Restrictions for Magnolia Farms (A Garden Home Community) are hereby amended as follows:

1.


Section 8.4 Base Assessment is hereby amended to read as follows:

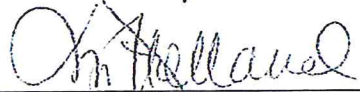
“The Association is hereby authorized to levy assessments equally against all Lot Owners in the amount of Two Hundred - Fifty Dollars (\$250) in order to fund the Common Expense (the Base Assessment). The Base Assessment is set at a level which is reasonably expected to produce total

income for the Association equal to the total budgeted Common Expense, including reserves. In determining the total funds to be generated through Base Assessment, the Board, in its discretion, may consider other sources of funds available to the Association. The Board shall take into account the number of Lots subject to assessment under on the first (1st) day of the fiscal year, July 1, for which the Budget is prepared and may consider the number of Lots reasonably anticipated to become subject to assessment during such fiscal year."

AGREED, AFFIRMED AND EXECUTED before me, as notary, and the subscribing witnesses hereto, in Baton Rouge, Louisiana, on the 7th day of October, 2015.

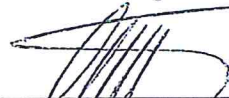
WITNESSES:

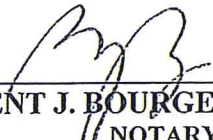

Print Name: HUNTER JOFFRION


Michelle D. Holland
Print Name: Michelle D Holland

DEVELOPER:

Magnolia Development, L.L.C.

By: 
G.H. Joffrion, III, Manager


BRENT J. BOURGEOIS (La. Bar #22962)
NOTARY PUBLIC
My Commission Expires At My Death.