

**SECOND 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" or "Declarant", 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 "Original Restrictions"), as amended by that First Amended Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms (A Garden Home Community) signed and dated October 7, 2015 and recorded on October 28, 2015 in conveyances at File Number 856382 in Book 1238, Page 749, with the Clerk of Court and Recorder of Mortgages for Livingston Parish, (hereinafter the "First Amended 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 (the Original Restrictions and First Amended Restrictions collectively referred to as the "Restrictions");

**WHEREAS**, pursuant to Section 12.1 of the Restrictions, Declarant may unilaterally amend the Restrictions as set forth therein, and Declarant hereby desires to amend the fiscal year to run from January 1 to December 31 each year;

**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:


"Section 8.4 Base Assessment. 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, January 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 9<sup>th</sup> day of June, 2016.

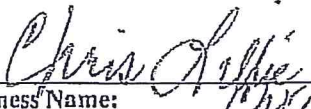
WITNESSES:

DEVELOPER:

MAGNOLIA DEVELOPMENT, L.L.C.

  
Witness Name: Donna Joffrion

By:   
G.H. Joffrion, III, Manager

  
Witness Name: Chris Lillie

  
BRENT J. BOURGEOIS (La. Bar #22962)

NOTARY PUBLIC

My Commission Expires At My Death.