

As Secretary of State, of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Incorporation of

JUBAN PARC HOMEOWNERS' ASSOCIATION, INC.

Domiciled at BATON ROUGE, LOUISIANA,

Was filed and recorded in this Office on June 11, 2007,

And all fees having been paid as required by law, the corporation is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 2.

In lestimony whereof, I have hereunto set my hand and caused the Seat of my Office to be affixed at the City of Baton Rouge on, June 11, 2007

TZE 36#70535N

Secretary of State

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CERTIFICATE SS 102 PRINTED SEAL (Rev. 11/06)

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ARTICLES OF INCORPORATION
OF

STATE OF LOUISIANA

IION Office of the Secretary of State

I hereby certify that this is a true and correct copy,
as taken from the original on file in this office.

JUBAN PARC HOMEOWNERS' ASSOCIATION, INC,

ay Dardenne Secretary of State

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, on this 6th day of June, 2007, before the undersigned Notary Public and in the presence of the undersigned competent witnesses, personally came and appeared:

Renaissance Forest Park, L.L.C., a Louisiana limited liability company domiciled in East Baton Rouge Parish, State of Louisiana, appearing herein through its duly authorized agent, Tony Bull (the "Developer").

who declared to me, that, availing itself of the provisions of the Louisiana Nonprofit Corporation Law, to-wit, LSA-R.S. 12:201 et seq., as amended, it does hereby organize a non-profit corporation under and in accordance with these Articles of Incorporation as follows:

ARTICLE I. NAME

The name of the corporation is Juban Parc Homeowners' Association, Inc. (hereinafter the "Association").

ARTICLE II. OBJECT AND PURPOSE

The object and purpose for which this non-profit corporation is organized is to govern the operation and administration of the Juban Parc Subdivision in Livingston Parish, Louisiana and to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Protective Covenants and Restrictions for Juban Parc Subdivision, recorded in the official records of Livingston Parish, Louisiana, (the "Restrictions") as the same may be amended from time to time as therein provided. The Association shall have all such power as is not repugnant to law.

ARTICLE III. NON-PROFIT

This corporation shall be a non-profit corporation and shall have no capital stock. It shall be operated and maintained by such membership dues and assessments and endowments as the Board of Directors shall determine to be necessary or acceptable for the proper functioning of the Association. Under no circumstances shall any of the net earnings or assets of the Association inure or be distributed to the benefit of its members, directors, officers, or other

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 private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered.

ARTICLE IV.
INCORPORATOR

The name and address of the incorporator is as follows:

Renaissance Forest Park, L.L.C. 8280 YMCA Plaza, Suite 11-A Baron Rouge, Louisiana 70810

ARTICLE V. REGISTÈRED OFFICE

The location of its registered office and the mailing address of same is 8280 YMCA Plaza, Suite 11-A, Baton Rouge, Louisiana 70810.

ARTICLE VI. REGISTERED AGENT

The name and address of its registered agent is as follows:

Tony Bull 8280 YMCA Plaza, Suite 11-A Baton Rouge, Louisiana 70810

ARTICLE VII.
DIRECTORS

- A. The powers of this Association shall be exercised by a Board of Directors, which shall consist of three (3) members in good standing of the Association to be elected by a majority vote of the members at the first annual meeting of the members of the Association to be held after the termination of Developer control, as provided in and in accordance with the By-laws of the Association. Until the Developer's control is terminated, the Developer, as defined in the Restrictions, shall appoint two initial directors who shall serve until such time as the foregoing provision is met or until their successors are appointed and have qualified or until removed from office by the Developer.
- B. The Board of Directors shall be charged with the management of all of the affairs of the Association and shall have authority to exercise, in addition to the powers and authority expressly conferred upon it, all such powers of the Association and all such other lawful acts and things which the Association or its members might do, unless such acts or things are prohibited or directed or required to be exercised or done by the members or officers of the Association, by applicable statute, or by the Articles of Incorporation, or by the By-laws.

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C. Any director absent from a meeting of the Board or any committee thereof, may be represented by any person who holds said absent director's proxy and said person may cast the absent director's vote.

D. The Board of Directors shall have the power to make, amend, and repeal these Articles and the By-laws of the Association in accordance with the provisions therein. Notwithstanding the preceding, an amendment altering these Articles may be adopted by two-thirds in interest of the voting members, at any annual or special meeting of members only after such time as Developer control has terminated as provided in and in accordance with the By-laws of the Association.

ARTICLE VIII. INITIAL DIRECTORS

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

Tony Bull, whose address is 8280 YMCA Plaza, Suite 11-A, Baton Rouge, LA 70810; Vicky Finch, whose address is 8280 YMCA Plaza, Suite 11-A, Baton Rouge, LA 70810; and Lee Gruger, whose address is 8280 YMCA Plaza, Suite 11-A, Baton Rouge, LA 70810.

ARTICLE IX. INITIAL OFFICERS

The first officers of this Association are:

President:

Lee Gruger

8280 YMCA Plaza, Stite 11-A

Baton Rouge, LA 70810

Secretary:

Vicky Finch

8280 YMCA Plaza, Suite II-A

Baton Rouge, LA 70810

Treasurer:

Tony Bull

8280 YMCA Plaza, Suite 11-A

Baton Rouge, LA 70810

The officers of this Association shall serve until their successors are appointed at the first annual meeting of the Board of Directors of the Association to be held after termination of Developer control as provided in and in accordance with the By-laws of the Association, unless said officers are removed or resign prior to termination of Developer control, in which case the Board of Directors shall name new officers

ARTICLE X. | | LIMITATIONS OF LIABILITY AND INDEMNIFICATION

The incorporators, officers and directors of this Association claim the benefits of the limitation of liability of the provisions of LSA-R.S. 12:226 to the fullest extent allowed by law as fully and completely as though said provisions were recited herein in full.

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The Association shall indemnify, including without limitation as to cost of counsel, the incorporations, officers and directors of this Association in accordance with the provisions of LSA-R.S. 12:227, to the fullest extent permitted by such statute or any successor statute thereto.

ARTICLE XI. DUES ASSESSMENT

The amount of the levy and the method of collection of fees, dues and/or assessments shall be fixed by the Board of Directors from time to time. Membership shall be cancelled for failure to pay fees, dues and/or assessments after reasonable notice from the Board of Directors.

ARTICLE XII. MEMBERSHIP

The members shall consist of all record owners of any lot in the Juban Parc Subdivision, as defined in the Restrictions. Membership shall be divided into two classes.

- A. Class A members shall consist of all lot owners other than the Developer. Each Class A member shall have one vote for each lot owned and shall be subject to all assessments. No member shall be entitled to vote who is delinquent in any financial obligation to the Association at the time for which the vote is called.
- B. Class B members shall consist of the Developer as long as Developer owns any lots in Juban Parc Subdivision. The Class B member shall have one vote for each lot owned, but shall owe no assessments.

ARTICLE XIII. TAXPAYER IDENTIFICATION NUMBER

The taxpayer identification number has been applied for.

THUS DONE AND SIGNED at my office in the parish and state aforesaid, on the day, month and year set forth above, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

INCORPORATOR:

Printed Name: Vicky Finch

Renaissance Forest Park, L.L.

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AFFIDAVIT OF ACKNOWLEDGMENT AND ACCEPTANCE OF APPOINTMENT BY DESIGNATED REGISTERED AGENT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

On this day of June, 2007, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared Tony Bull, who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of Juhan Parc Homeowner's Association, Inc., which is a non-profit corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.

Tony Bull, Registered Agent

SUBSCRIBED AND SWORN to before me on the day, month, and year first above set forth.

Notary Public Ramona Fontanut Notarial I.D. No. 61667