

C H A R T E R
O F
STONEBRIDGE PROPERTY OWNERS ASSOCIATION

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF Plaquemine

BE IT KNOWN on this 13th day of October, in the year of
our Lord, one thousand nine hundred and eighty two, before me

Charles J. Ballay

a NOTARY PUBLIC duly commissioned and qualified in and for the Parish
of Plaquemine State of Louisiana, therein residing, personally came
and appeared the several parties whose names are hereunto subscribed,
of the full age of majority, who declared unto me, Notary, in the
presence of the undersigned competent witnesses, residing in the
State and Parish aforesaid, that, availing themselves of the pro-
visions of Louisiana R.S. 12:201 to 269, they do organize themselves,
their successors and assigns into a non-profit corporation in pursuance
of said provisions, under and in accordance with the following articles
of incorporation, to-wit:

ARTICLE I.

The name of this corporation is:

STONEBRIDGE PROPERTY OWNERS ASSOCIATION

ARTICLE II.

The objects and purposes for which this corporation is organized,
are stated and declared to be as follows, to-wit:

1st. To receive, possess and exercise all of the rights established
in the By-Laws and in favor of Dorvin Land Corporation and of its successors
in title, under the agreements and stipulations heretofore and hereafter
set forth, directly or by reference, in all acts of sale of property in
that area in the Parish of Jefferson, State of Louisiana, known
generally as Lake Timberlane Estates Section One, Stonebridge Section
Two, or otherwise referred to as Stonebridge Subdivision made by said
Dorvin Land Corporation to various purchasers, and particularly to
enforce the covenants and obligations contained in said sales and
agreements as fully and in every respect as the same can or could be
enforced by Dorvin Land Corporation, and such other covenants and
obligations as may be properly entered into by or imposed up-
on the purchasers of property in said area, which said area is more
fully described in Restrictive Covenants, Lake Timberlane Estates, located:

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Jefferson Parish, executed before Matthew F. Belin, Notary Public, on June 25, 1981, and in any further areas hereafter annexed to said subdivision.

In explanation, but not in limitation, of the foregoing, to prevent, by any and all necessary and authorized actions:

- a) The usage of residential lots for other than single family dwelling purposes.
- b) The construction of structures which do not meet the requirements established in the aforesaid agreements and stipulations, and which do not meet the standards of appearance desired by the Architectural Control Committee of Dorvin Land Corporation or of Stonebridge Property Owners Association as determined in each instance by its duly authorized representatives.
- c) No trucks, trailers, automobiles bearing advertisements or other commercial vehicles shall be stored or parked on the streets except when making deliveries. The parking of trailers, boats, vehicles, except passenger automobiles in operating order will not be allowed on the property unless inside enclosed garages or unless the same is not visible to other property or other roads or streets. Passenger vehicles and automobiles owned by a resident shall be stored or parked on the lot and not on the street.
- d) The installation of utility service facilities above ground from property line to building.
- e) The grading of lots such as to adversely affect adjacent property owners.
- f) The quartering of livestock or poultry on the properties.
- g) The usage of structures, other than as so approved, as dwellings, either temporarily or permanently.
- h) The erection or placing of any signs, billboards, unsightly objects, or nuisances, other than a single "For Rent" or "For Sale" sign, on any of the properties.

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i) Generally, and in the broadest scope allowable, the usage of any of the properties in any way or for any purpose which may affect the health or unreasonably disturb the holder of any other of the properties.

2nd. To provide for the mutual benefit of the property holders in the aforesaid area in matters such as, but not limited to, the following:

- a) The responsibility to assure the keeping up, improving, maintaining, policing and beautifying the area, including the streets, sewerage system, water mains, gas mains, drainage facilities and other installations comprising the off-site improvements therein and thereon.
- b) The affording of, or acting for the property holders in connection with obtaining services such as transportation, trash disposal, mosquito and other pest control, clearing, cutting and disposal of grass, weeds and underbrush, maintenance of streets, utilities and other off-site improvements by the proper agency or agencies, police and fire protection, and any and all other services deemed desirable by the Association.
- c) The planting and maintenance of trees and shrubbery and the development and maintenance of landscaping and any other beautification features within or without the aforesaid area.
- d) The planning, developing and maintaining of community areas, structures and facilities and the establishment and enforcement of regulations covering the cleanliness, safety and proper utilization of such areas, structures and facilities, and
- e) Generally, to do and perform all things necessary or desired that will tend to fulfill the objects and purpose of maintaining the said area as an attractive and permanent residential section.

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3rd. To acquire in any legal manner and to hold, sell, dispose of, lease, pledge, mortgage or otherwise alienate or encumber property of any type, movable or immovable, corporeal or incorporeal.

4th. To borrow money and to issue, sell, pledge or otherwise dispose of its bonds, debentures, promissory notes, bills of exchange and other obligations and evidences of indebtedness, and to secure the same by mortgage, pledge or other hypothecation of any kind of property; to contract, sue and be sued in its corporate name.

5th. To acquire and hold by purchase, lease or otherwise, lands, tenements and hereditaments for any amount allowed by law; to use, improve, manage, lease, mortgage, or otherwise encumber any and all of said lands, tenements or hereditaments and real property of every description, or to dispose of same or any part thereof no longer wanted for the purposes of the corporation; to construct or erect houses, buildings, plants, machines and equipment of every nature, kind and description; to contract without restriction; and to sue or be sued.

6th. To purchase, acquire, receive, hold, pawn, mortgage, pledge, hypothecate, sell and dispose of stocks, bonds, mortgages, debentures, notes and other security or evidence of indebtedness of any firm, association, individual or corporation, or of any state, parish, county, ward, drainage or sub-drainage district, or any political subdivision in the State of Louisiana or elsewhere.

7th. Generally to hold and exercise all such incidental powers and privileges as relate to the objects and purposes set forth hereinbefore, or as may be necessary useful or convenient for effecting said objects and purposes.

ARTICLE III

No member of this corporation shall ever be held liable or responsible for contracts, debts, or defaults of this corporation, in any further sum than the unpaid dues, or assessments, if any, owing by him or her to the corporation, nor shall any mere informality in organization have the effect of rendering these articles of Incorporation null, or of exposing the members to any liability other than as above provided.

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ARTICLE IV

The duration of this corporation shall be for a period of ninety-nine (99) years from date hereof.

ARTICLE V

The location and post office address of its registered office is:

3833 Greenbriar St. Harvey, La. 70058

P. O. Box 951 Harvey, La. 70059

ARTICLE VI

The full name and post office address of its registered agents are:

Ramon J. Vallejo
3833 Greenbriar St.
Harvey, La. 70058

Harold D. Strain
4065 Post Drive
Harvey, La. 70058

ARTICLE VII

A. This corporation shall be organized without capital stock and shall be evidenced by certificates of membership. There shall be two (2) classes of certificates, resident and non-resident, qualification for which shall be the ownership of a lot within the aforesaid area. Each member(s) of a household(s) who is at least twenty-one (21) years of age, or emancipated by law, shall qualify for membership. Each lot shall have one certificate and one (1) vote. Certificates shall be designated as "resident" any member resides, or is in the process of construction of a residence in which they will reside within the area aforesaid, and otherwise as "non-resident .

B. The issuance of a certificate of resident membership(s) shall be conditioned on the payment of a fee of Twenty-Five Dollars (\$25.00), and the incorporators hereof have each concurrently paid in that amount

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by reason of which this association shall herewith be authorized to begin business. A certificate of Non-resident membership(s) shall be issued on payment of a fee of Ten (\$10.00) Dollars.

C. The termination of ownership of property within the area shall terminate membership, without reimbursement of dues or membership fees or assessments. Certificates of membership shall be non-transferable. A non-resident certificate, upon transfer to resident membership shall be upgraded to resident status upon payment of an additional fee of Fifteen (\$15.00) Dollars.

ARTICLE VIII

Each certificate of membership shall remain valid by payment of annual dues based on a fiscal year beginning on the last Wednesday of September, in the amounts of Sixty (\$60.00) Dollars as to those members in residence within the area, and Thirty (\$30.00) Dollars as to those not in residence, until such time as the membership may otherwise establish by affirmative votes of eighty percent (80%) of the total votes then existent and authorized. Special assessments may be levied in like manner.

ARTICLE IX

Unless and until otherwise provided herein, or in the By-Laws, all of the corporate powers of this corporation shall be vested in, and the business and affairs of the corporation shall be managed by, a board of seven (7) directors, all of whom shall be members, and each elected for a two (2) year term, except for the first election in September 1982 when three (3) of the seven (7) directors shall be elected for one year term. At such time that the subdivision is thirty percent (30%) occupied, no less than five (5) shall be resident members. Inclusive of the Board of Directors there shall be an executive committee of four (4) officers: President, Vice-President, Secretary and Treasurer. Only one member per household can or shall be elected to the Board of Directors.

ARTICLE X

The name and post office addresses of the incorporators, directors, and officers of the corporation for the first year are as follows:

Ramon J. Vallejo - President
3833 Greenbriar
Harvey, La. 70058

Eduardo M. Canacho
122 East Randall Ct.
Gretna, La. 70053

Harold D. Strain - Vice-President
4065 Post Drive
Harvey, La. 70058

Paul G. Schenmaldre
588 Oak Ave.
Harahan, La. 70123

Jane L. Smith - Secretary
1816 Harvard Ave.
Gretna, La. 70053

Lornell M. Simon
2145 Gibson St.
Gretna, La. 70053

John L. Arens - Treasurer
309 Briarmeade St.
Gretna, La. 70053

ARTICLE XI

The general meeting of the members for the election of directors shall be held at any place designated within the State of Louisiana, and shall take place on the last Wednesday of September of each year, or the first business day thereafter when such day is a legal holiday, beginning with the month of September 1982 unless an alternate time or place shall be designated by the Board of Directors. However the Board of Directors shall not postpone the annual meeting for a period in excess of sixty (60) days. Special meetings may be called by the President or the Board of Directors with ten (10) days written notice. A quorum consisting of representing members holding one-third (1/3) of the authorized votes then existent shall be necessary and sufficient for a valid meeting.

ARTICLE XII

Amendments and proposals for adoption of new articles to this charter shall be submitted to the Board of Directors at least two (2) weeks prior to the general meeting. These amendments and proposals shall be brought before the general membership at the general meeting and shall be passed by affirmative votes of eighty (80%) percent of the votes there present and authorized. Amendments and proposals may also be brought up before the general membership at special meetings called by the Board of Directors.

ARTICLE XIII

In all matters not specifically covered in these articles, the provisions of Louisiana Revised statutes 12:201 to 269, as amended, shall apply.

THUS DONE AND SIGNED in my office in the City, Parish and State aforesaid, on the day, month and year hereinabove first set forth, in the presence of Barbara Wahl and Claudia Simpson competent witnesses, and me, Notary, after due reading of the whole.

Witnesses:

Barbara Wahl

Claudia Simpson

John L. Adams

Melvin Ripp

Harold W. Strawn

Lorne M. Simon

Edmund M. Cameron

Paul G. Schexnayder

Gene R. Smith

[Signature]
Notary Public